

Executive Summary Report

Characteristics-Based Market Adjustment for 2005 Assessment Roll

Area Name / Number: Ravenna and University District / 44

Previous Physical Inspection: 2001

Improved Sales:

Number of Sales: 478

Range of Sale Dates: 1/2003 - 12/2004

Sales – Improved Valuation Change Summary						
	Land	Imps	Total	Sale Price	Ratio	COV*
2004 Value	\$194,600	\$164,500	\$359,100	\$394,700	91.0%	11.19%
2005 Value	\$210,800	\$179,100	\$389,900	\$394,700	98.8%	10.96%
Change	+\$16,200	+\$14,600	+\$30,800		+7.8%	-0.23%
% Change	+8.3%	+8.9%	+8.6%		+8.6%	-2.06%

*COV is a measure of uniformity; the lower the number the better the uniformity. The negative figures of -0.23% and -2.06% represent an improvement.

Sales used in this analysis: All sales of one to three unit residences on residential lots which were verified as, or appeared to be market sales were considered for the analysis. Individual sales that were excluded are listed later in this report. Multi-parcel sales, multi-building sales, mobile home sales, and sales of new construction where less than a 100% complete house was assessed for 2004 or any existing residence where the data for 2004 is significantly different from the data for 2005 due to remodeling were also excluded. In addition, the summary above excludes sales of parcels that had improvement value of \$10,000 or less posted for the 2004 Assessment Roll. This also excludes previously vacant and destroyed property partial value accounts.

Population - Improved Parcel Summary:

	Land	Imps	Total
2004 Value	\$200,900	\$170,600	\$371,500
2005 Value	\$217,600	\$185,100	\$402,700
Percent Change	+8.3%	+8.5%	+8.4%

Number of one to three unit residences in the Population: 4045

Summary of Findings: The analysis for this area consisted of a general review of applicable characteristics such as grade, age, condition, stories, living area, views, waterfront, lot size, land problems and neighborhoods. The analysis results showed that several characteristic-based and neighborhood-based variables needed to be included in the update formula in order to improve the uniformity of assessments throughout the area. For instance, properties located on streets with heavy traffic and Single Family homes built or renovated after 1990 had a lower assessment ratio (Assessed Value / Sale Price) than other properties and needed more upward adjustment than other properties. Properties with a Duplex or Triplex had a higher assessment ratio than other properties and needed less upward adjustment.

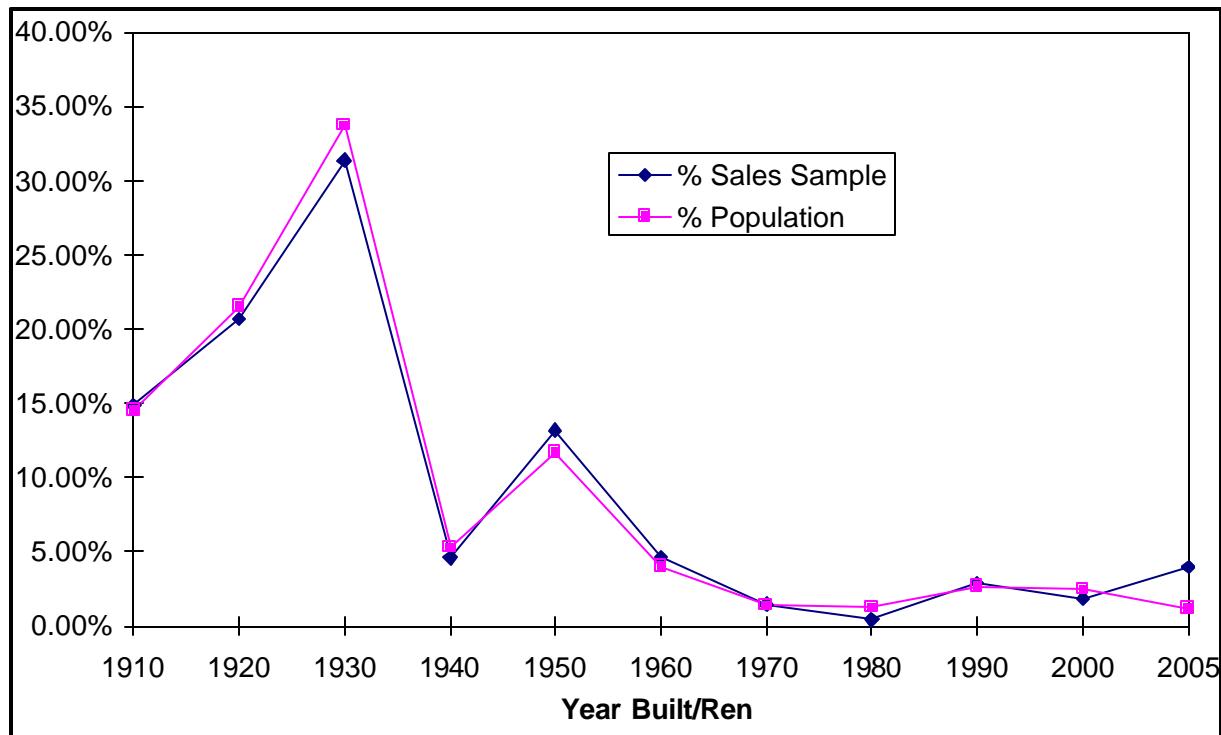
The formula adjusts for these differences thus improving equalization.

The Annual Update Values described in this report improve assessment levels, uniformity and equity. We recommend posting these values for the 2005 assessment roll.

Sales Sample Representation of Population - Year Built / Renovated

Sales Sample		
Year Built/Ren	Frequency	% Sales Sample
1910	71	14.85%
1920	99	20.71%
1930	150	31.38%
1940	22	4.60%
1950	63	13.18%
1960	22	4.60%
1970	7	1.46%
1980	2	0.42%
1990	14	2.93%
2000	9	1.88%
2005	19	3.97%
	478	

Population		
Year Built/Ren	Frequency	% Population
1910	589	14.56%
1920	872	21.56%
1930	1365	33.75%
1940	214	5.29%
1950	473	11.69%
1960	164	4.05%
1970	57	1.41%
1980	53	1.31%
1990	109	2.69%
2000	101	2.50%
2005	48	1.19%
	4045	

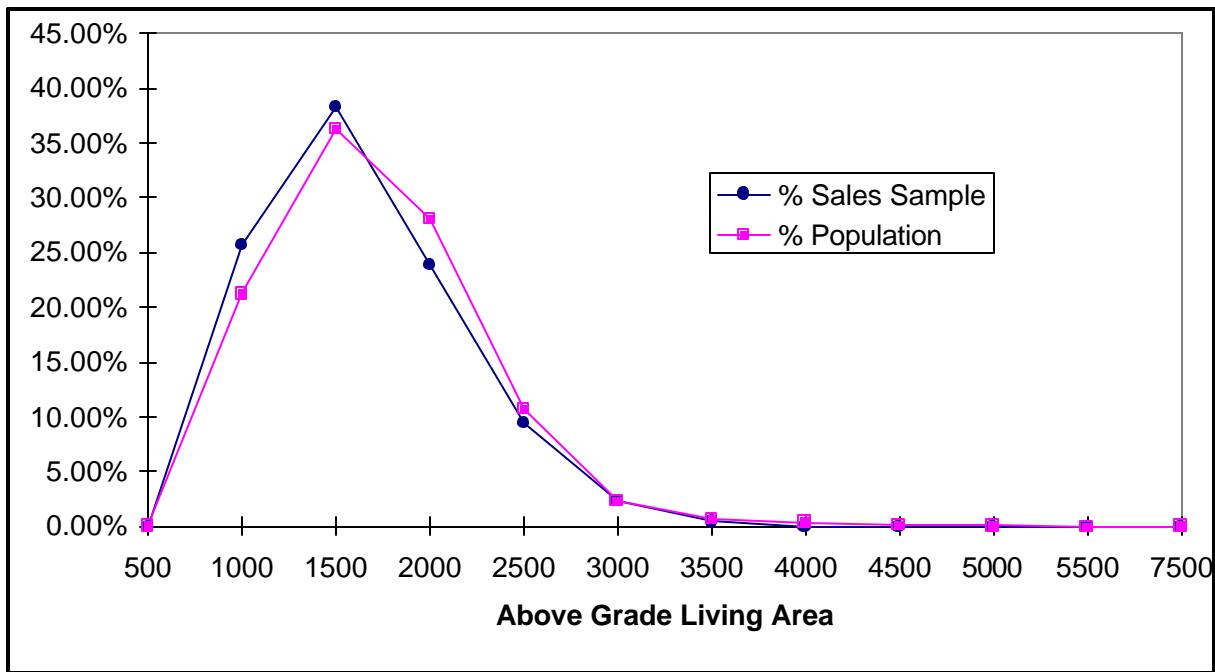


Sales of new homes built in the last few years are over-represented in this sample. This is a common occurrence due to the fact that most new homes will sell shortly after completion.

Sales Sample Representation of Population - Above Grade Living Area

Sales Sample		
AGLA	Frequency	% Sales Sample
500	0	0.00%
1000	123	25.73%
1500	183	38.28%
2000	114	23.85%
2500	45	9.41%
3000	11	2.30%
3500	2	0.42%
4000	0	0.00%
4500	0	0.00%
5000	0	0.00%
5500	0	0.00%
7500	0	0.00%
	478	

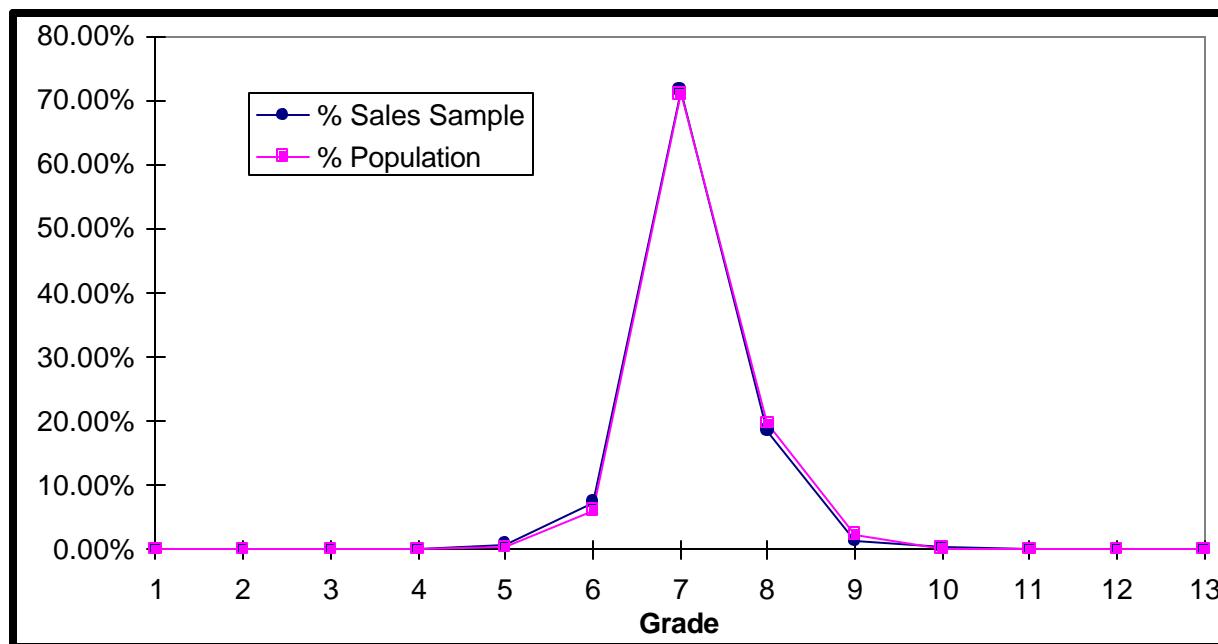
Population		
AGLA	Frequency	% Population
500	4	0.10%
1000	860	21.26%
1500	1468	36.29%
2000	1134	28.03%
2500	432	10.68%
3000	95	2.35%
3500	27	0.67%
4000	16	0.40%
4500	5	0.12%
5000	3	0.07%
5500	0	0.00%
7500	1	0.02%
	4045	



The sales sample frequency distribution follows the population distribution very closely with regard to Above Grade Living Area. This distribution is ideal for both accurate analysis and appraisals.

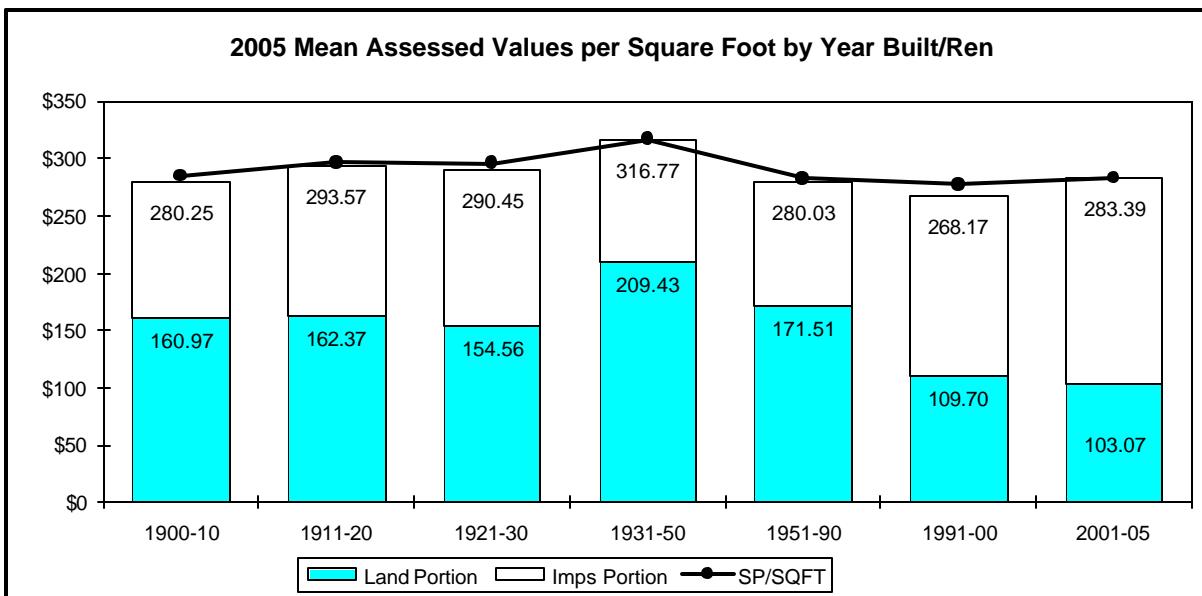
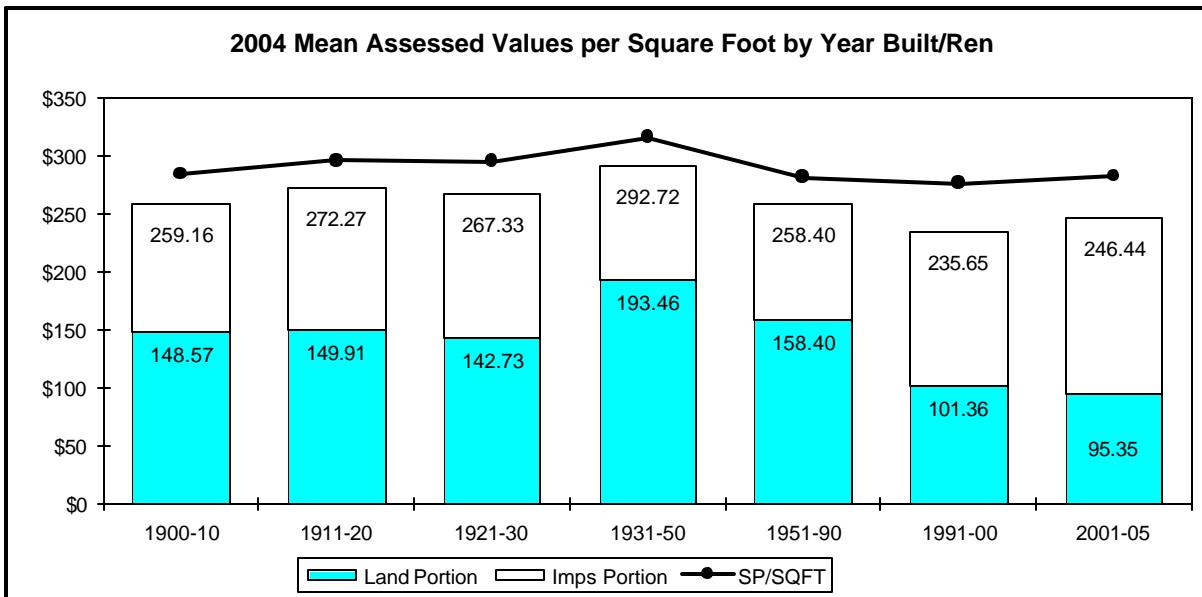
Sales Sample Representation of Population - Grade

Sales Sample			Population		
Grade	Frequency	% Sales Sample	Grade	Frequency	% Population
1	0	0.00%	1	1	0.02%
2	0	0.00%	2	0	0.00%
3	0	0.00%	3	0	0.00%
4	0	0.00%	4	0	0.00%
5	4	0.84%	5	17	0.42%
6	35	7.32%	6	249	6.16%
7	342	71.55%	7	2875	71.08%
8	89	18.62%	8	798	19.73%
9	6	1.26%	9	95	2.35%
10	2	0.42%	10	8	0.20%
11	0	0.00%	11	2	0.05%
12	0	0.00%	12	0	0.00%
13	0	0.00%	13	0	0.00%
	478			4045	



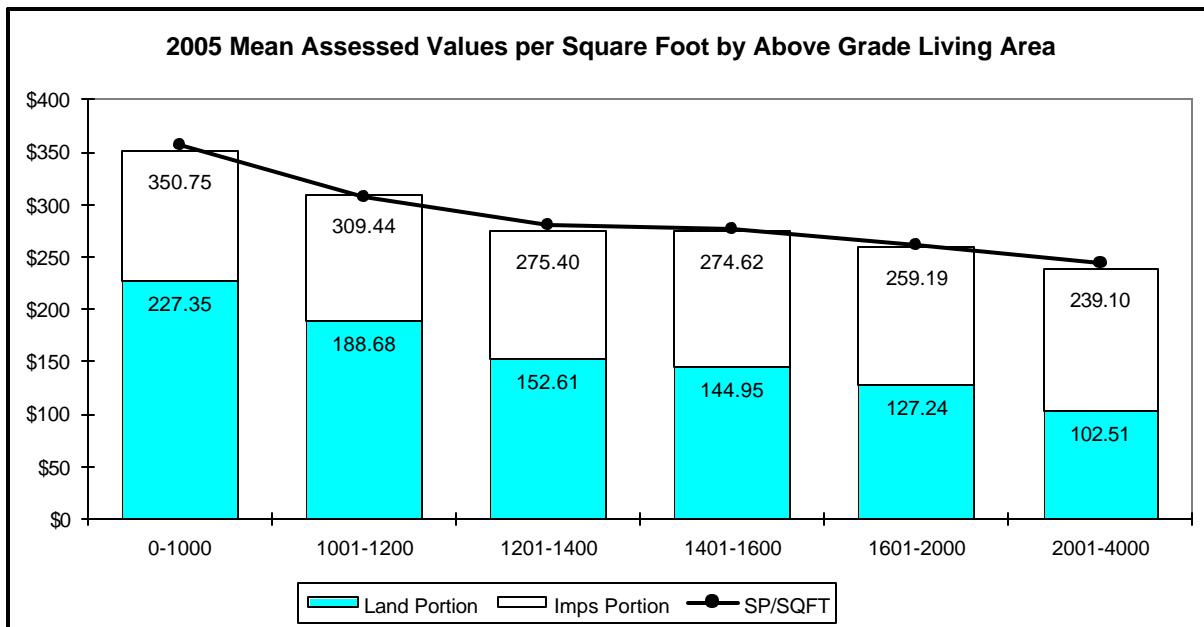
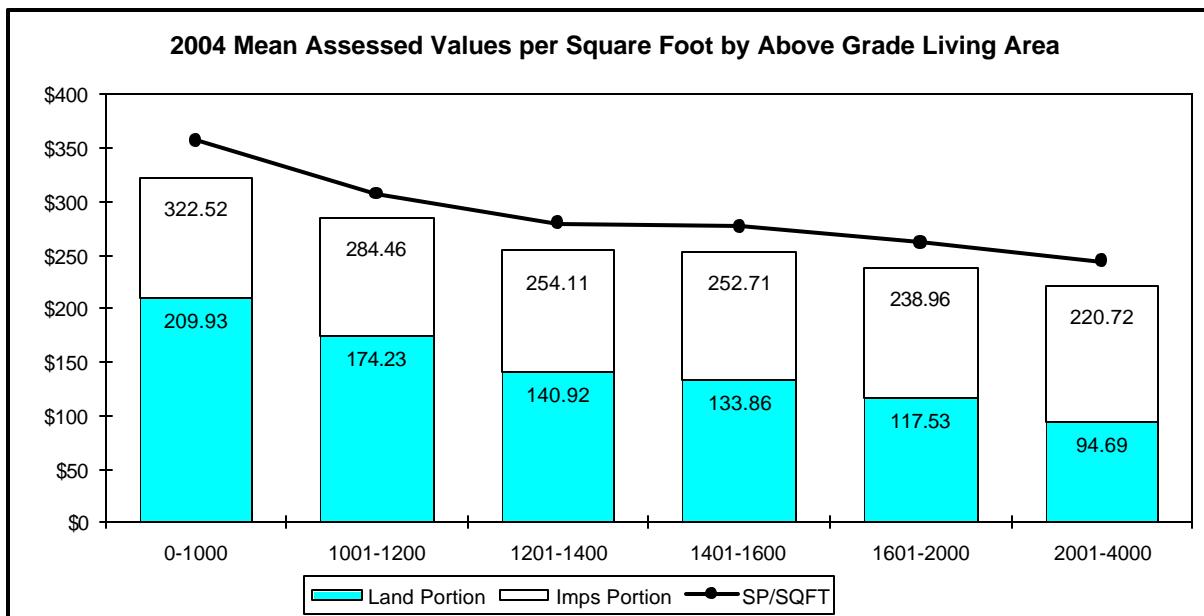
The sales sample frequency distribution follows the population distribution very closely with regard to Building Grade. This distribution is ideal for both accurate analysis and appraisals.

**Comparison of 2004 and 2005 Per Square Foot Values
By Year Built / Renovated**



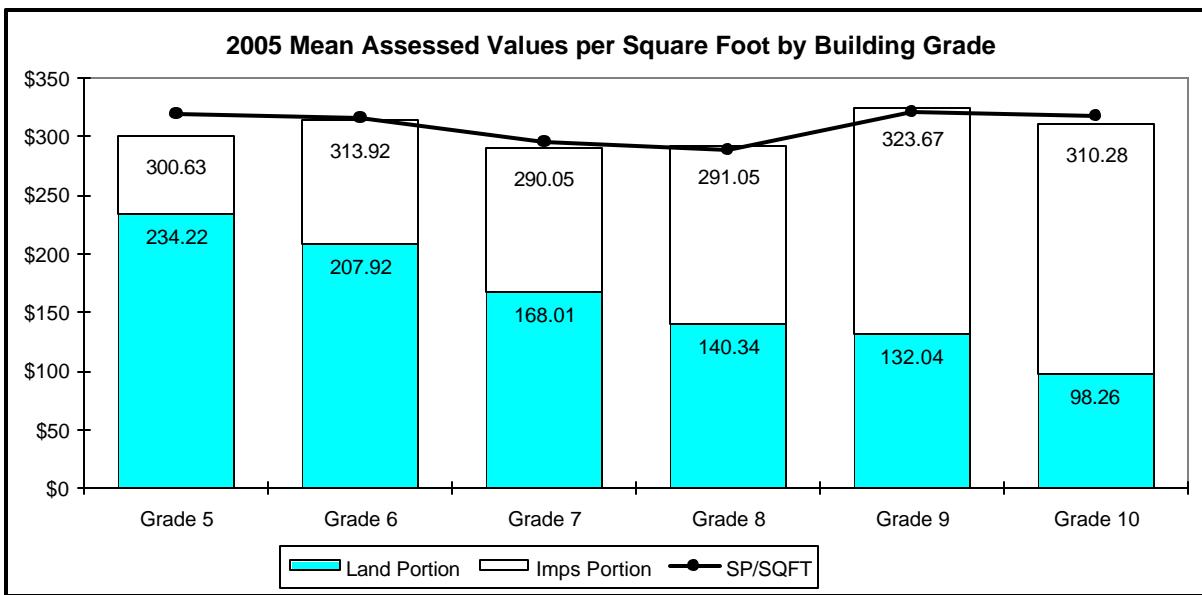
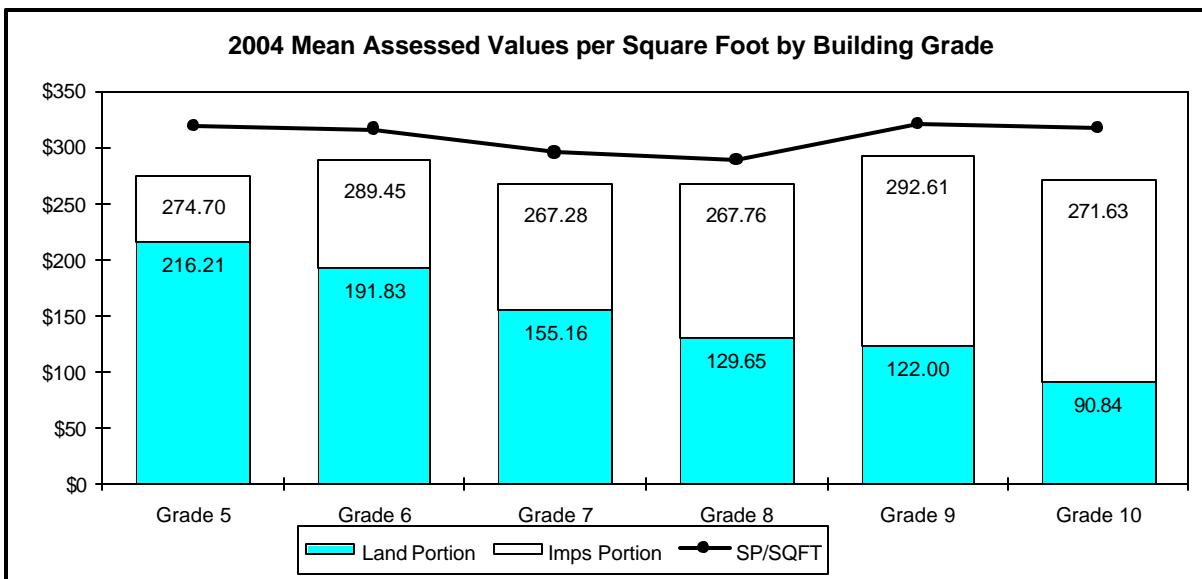
These charts clearly show an improvement in assessment level and uniformity by Year Built/Renovated as a result of applying the 2005 recommended values. The values shown in the improvements portion of the chart represent the value for land and improvements.

**Comparison of 2004 and 2005 Per Square Foot Values
By Above Grade Living Area**

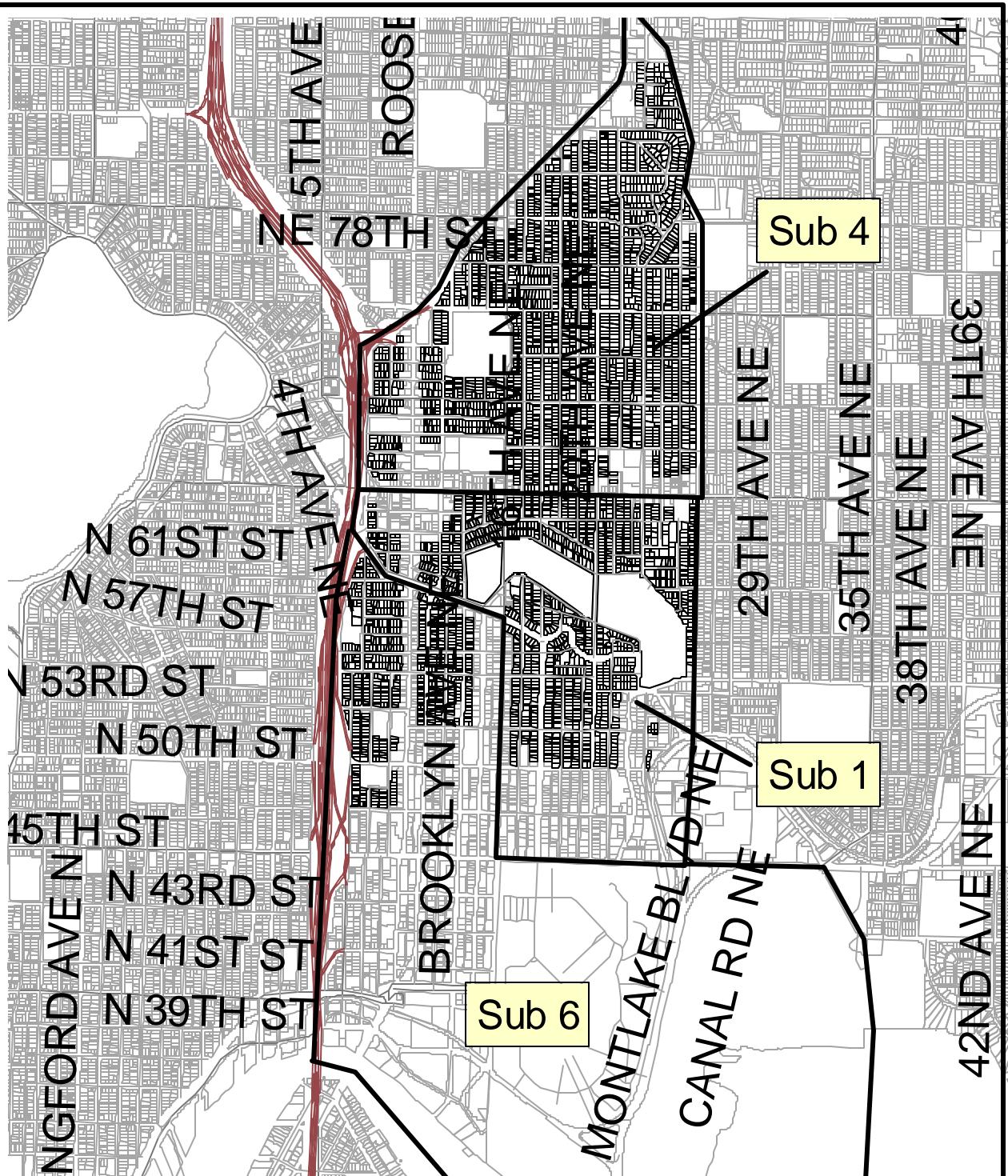


These charts clearly show an improvement in assessment level and uniformity by Above Grade Living Area as a result of applying the 2005 recommended values. The values shown in the improvements portion of the chart represent the value for land and improvements.

***Comparison of 2004 and 2005 Per Square Foot Values
By Building Grade***

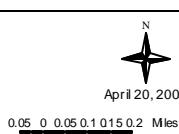


These charts clearly show an improvement in assessment level and uniformity by Building Grade as a result of applying the 2005 recommended values. The values shown in the improvements portion of the chart represent the value for land and improvements.



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King County
Department of Assessments

Area 44

Sub Area

Annual Update Process

Data Utilized

Available sales closed from 1/1/2003 through 12/31/2004 were considered in this analysis. The sales and population data were extracted from the King County Assessor's residential database.

Sales Screening for Improved Parcel Analysis

Improved residential sales removal occurred for parcels meeting the following criteria:

1. Commercially zoned parcels
2. Vacant parcels
3. Mobile home parcels
4. Multi-parcel or multi-building sales
5. New construction where less than a 100% complete house was assessed for 2004
6. Existing residences where the data for 2004 is significantly different than the data for 2005 due to remodeling
7. Parcels with improvements value, but no building characteristics
8. Others as identified in the sales deleted list

See the attached *Improved Sales Used in this Annual Update Analysis* and *Improved Sales Removed from this Annual Update Analysis* at the end of this report for more detailed information.

Land update

There were not enough vacant land sales to derive a market adjustment based only on vacant land sales. Based on the percentage change indicated by the sales sample, a market adjustment for land values was derived. The formula is:

2005 Land Value = 2004 Land Value x 1.086, with the result rounded down to the next \$1,000.

Improved Parcel Update

The analysis for this area consisted of a general review of applicable characteristics such as grade, age, condition, stories, living areas, views, waterfront, lot size, land problems and neighborhoods. Upon completion of the initial review, characteristics that indicated an area of possible adjustment were further analyzed using NCSS Statistical Software diagnostic and regression tools in conjunction with Microsoft Excel.

With the exception of real property mobile home parcels & parcels with "accessory only" improvements, the total assessed values on all improved parcels were based on the analysis of the 478 usable residential sales in the area.

The chosen adjustment model was developed using multiple regression. The 2004 assessment ratio (Assessed Value divided by Sale Price) was the dependent variable.

Improved Parcel Update (continued)

The analysis results showed that several characteristic and neighborhood based variables should be included in the update formula in order to improve the uniformity of assessments throughout the area. For instance, properties located on streets with heavy traffic and Single Family homes built or renovated after 1990 had a lower assessment ratio (Assessed Value / Sale Price) than other properties and needed more upward adjustment than other properties. Properties with a Duplex or Triplex had a higher assessment ratio than other properties and needed less upward adjustment.

The derived adjustment formula is:

$$\begin{aligned} \text{2005 Total Value} &= 2004 \text{ Total Value} / (0.9245708) + (-0.04966138 \text{ if a Single Family home}) \\ &\quad \text{Year Built or Renovated} > 1990) + (0.04637358 \text{ if a Duplex or Triplex}) + (-0.02923939 \text{ if}) \\ &\quad \text{Traffic is coded Heavy}) \end{aligned}$$

The resulting total value is rounded down to the next \$1,000, *then*:

$$2005 \text{ Improvements Value} = 2005 \text{ Total Value} \text{ minus } 2005 \text{ Land Value}$$

An explanatory adjustment table is included in this report.

- Other:
- * If multiple houses exist on a parcel, apply the model.
 - * If a house and mobile home exist, the formula derived from the house is used to arrive at new total value.
 - * If “accessory improvements only”, the total % change as indicated by the sales sample is used to arrive at a new total value. (Previous Total Value * 1.086% - New Land Value = New Improvement Value)
 - * If vacant parcels (no improvement value) only the land adjustment applies.
 - * If land or improvement values are \$10,000 or less, there is no change from previous value.
(Previous Land value * 1.00 Or Previous Improvement value * 1.00)
 - * If a parcel is coded “non-perc” (sewer system=3), there is no change from previous land value.
 - * If a parcel is coded sewer system public restricted, or water district private restricted, or water district public restricted, there is no change from previous land value.
 - * If an improvement is coded “% net condition” or is in “poor” condition, there is no change from previous improvement value (only the land adjustment applies).
 - * If residential properties exist on commercially zoned land, there is no change from previous value.
(2005 total value = 2004 total value)

Mobile Home Update

There are no mobiles in this area

Model Validation

Ratio studies of assessments before and after this annual update are included later in this report. “Before and after” comparison graphs appear earlier in this report.

Area 44 Annual Update Model Adjustments

2005 Total Value = 2004 Total Value + Overall +/- Characteristic Adjustments as Apply Below

Due to rounding of the coefficient values used to develop the percentages and further rounding of the percentages in this table, the results you will obtain are an approximation of adjustment achieved in production.

Overall (if no other adjustments apply)

8.16%

Single Family Year

Built or Renovated >1990	Yes
-----------------------------	-----

% Adjustment 6.14%

Duplex or Triplex

Duplex or Triplex	Yes
-------------------	-----

% Adjustment -5.17%

Heavy Traffic

Heavy Traffic	Yes
---------------	-----

% Adjustment 3.53%

Comments

The % adjustments shown are what would be applied in the absence of any other adjustments.

For instance, a home built or renovated after 1990 would *approximately* receive a 14.3% upward adjustment (8.16% + 6.14%). There are 144 properties in the population with homes built or renovated after 1990, of which 27 have sold. Five sales also receive the adjustment for heavy traffic.

A parcel on a street coded with heavy traffic would *approximately* receive a 11.69% upward adjustment (8.16% + 3.53%). There are 697 properties in the population with heavy traffic coded, of which 93 have sold. Of the 93 sales 5 also receive the adjustment for Single Family Year Built or Renovate > 1990 and 5 receive the adjustment for Duplex/Triplex.

A parcel with a home built or renovated after 1990 and located on a street coded with heavy traffic would *approximately* receive a 17.83% upward adjustment (8.16% + 6.14% + 3.53%). There are 55 properties in the population of which 5 have sold.

73.7% of the population of 1 to 3 unit parcels in the area are adjusted by the overall alone.

Area 44 Annual Update Ratio Confidence Intervals

These tables represent the percentage changes for specific characteristics.

A 2005 LOWER 95% C.L. greater than the overall weighted mean indicates that assessment levels may be relatively high. A 2005 UPPER 95% C.L. less than the overall weighted mean indicates that assessment levels may be relatively low. The overall 2005 weighted mean is 0.988.

The confidence interval for the arithmetic mean is used as an estimate for the weighted mean.

It is difficult to draw valid conclusions when the sales count is low.

Bldg Grade	Count	2004 Weighted Mean	2005 Weighted Mean	Percent Change	2005 Lower 95% C.L.	2005 Upper 95% C.L.
5	4	0.860	0.943	9.6%	0.810	1.076
6	35	0.916	0.992	8.3%	0.952	1.032
7	342	0.908	0.984	8.4%	0.972	0.996
8	89	0.919	0.999	8.7%	0.977	1.021
9	6	0.902	1.002	11.1%	0.942	1.062
10	2	0.856	0.978	14.2%	0.828	1.129
Year Built or Year Renovated	Count	2004 Weighted Mean	2005 Weighted Mean	Percent Change	2005 Lower 95% C.L.	2005 Upper 95% C.L.
1900-1910	71	0.919	0.992	7.9%	0.966	1.018
1911-1920	99	0.918	0.988	7.6%	0.963	1.013
1921-1930	150	0.905	0.982	8.5%	0.966	0.998
1931-1950	85	0.926	1.003	8.2%	0.979	1.026
1951-1990	45	0.914	0.990	8.4%	0.958	1.023
1991-2000	9	0.845	0.961	13.7%	0.917	1.005
>2000	19	0.854	0.980	14.8%	0.913	1.047
Single Family Home Built or Renovated after 1990	Count	2004 Weighted Mean	2005 Weighted Mean	Percent Change	2005 Lower 95% C.L.	2005 Upper 95% C.L.
No	451	0.915	0.989	8.1%	0.979	0.999
Yes	27	0.850	0.975	14.7%	0.927	1.022
Condition	Count	2004 Weighted Mean	2005 Weighted Mean	Percent Change	2005 Lower 95% C.L.	2005 Upper 95% C.L.
Average	309	0.908	0.988	8.8%	0.976	1.000
Good	132	0.917	0.993	8.2%	0.974	1.013
Very Good	37	0.899	0.972	8.1%	0.926	1.018

Area 44 Annual Update Ratio Confidence Intervals

These tables represent the percentage changes for specific characteristics.

A 2005 LOWER 95% C.L. greater than the overall weighted mean indicates that assessment levels may be relatively high. A 2005 UPPER 95% C.L. less than the overall weighted mean indicates that assessment levels may be relatively low. The overall 2005 weighted mean is 0.988.

The confidence interval for the arithmetic mean is used as an estimate for the weighted mean.

It is difficult to draw valid conclusions when the sales count is low.

Stories	Count	2004 Weighted Mean	2005 Weighted Mean	Percent Change	2005 Lower 95% C.L.	2005 Upper 95% C.L.
1	204	0.910	0.988	8.5%	0.973	1.003
1.5	181	0.923	0.998	8.1%	0.983	1.014
2	80	0.887	0.973	9.8%	0.947	1.000
> 2	13	0.897	0.964	7.5%	0.901	1.027
Above Grade Living Area	Count	2004 Weighted Mean	2005 Weighted Mean	Percent Change	2005 Lower 95% C.L.	2005 Upper 95% C.L.
<801	25	0.945	1.025	8.5%	0.988	1.062
801-1000	98	0.892	0.970	8.8%	0.947	0.994
1001-1500	183	0.912	0.990	8.6%	0.975	1.005
1501-2000	114	0.919	0.998	8.6%	0.976	1.019
2001-2500	45	0.914	0.987	8.0%	0.955	1.019
> 2500	13	0.866	0.948	9.4%	0.893	1.002
View Y/N	Count	2004 Weighted Mean	2005 Weighted Mean	Percent Change	2005 Lower 95% C.L.	2005 Upper 95% C.L.
No	470	0.910	0.988	8.6%	0.978	0.998
Yes	8	0.908	0.998	9.9%	0.883	1.113
Wft Y/N	Count	2004 Weighted Mean	2005 Weighted Mean	Percent Change	2005 Lower 95% C.L.	2005 Upper 95% C.L.
No	478	0.910	0.988	8.6%	0.978	0.998
Yes	0	0	0	0	0	0
Sub	Count	2004 Weighted Mean	2005 Weighted Mean	Percent Change	2005 Lower 95% C.L.	2005 Upper 95% C.L.
1	115	0.918	0.992	8.1%	0.971	1.013
4	275	0.903	0.983	8.8%	0.970	0.996
6	88	0.918	0.997	8.6%	0.973	1.021

Area 44 Annual Update Ratio Confidence Intervals

These tables represent the percentage changes for specific characteristics.

A 2005 LOWER 95% C.L. greater than the overall weighted mean indicates that assessment levels may be relatively high. A 2005 UPPER 95% C.L. less than the overall weighted mean indicates that assessment levels may be relatively low. The overall 2005 weighted mean is 0.988.

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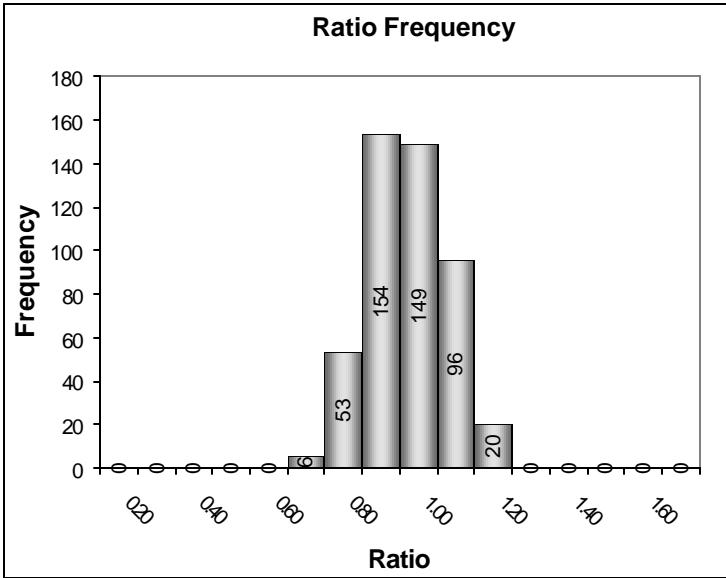
It is difficult to draw valid conclusions when the sales count is low.

Lot Size	Count	2004 Weighted Mean	2005 Weighted Mean	Percent Change	2005 Lower 95% C.L.	2005 Upper 95% C.L.
<3000	52	0.917	1.011	10.2%	0.979	1.043
3000-4000	144	0.901	0.979	8.6%	0.961	0.997
4001-5000	173	0.921	0.995	8.1%	0.980	1.011
5001-6000	50	0.866	0.940	8.6%	0.912	0.969
> 6000	59	0.930	1.012	8.8%	0.983	1.042
Duplex or Triplex	Count	2004 Weighted Mean	2005 Weighted Mean	Percent Change	2005 Lower 95% C.L.	2005 Upper 95% C.L.
No	442	0.906	0.988	9.1%	0.978	0.998
Yes	36	0.959	0.990	3.3%	0.956	1.023
Heavy Traffic	Count	2004 Weighted Mean	2005 Weighted Mean	Percent Change	2005 Lower 95% C.L.	2005 Upper 95% C.L.
No	385	0.914	0.987	8.0%	0.976	0.998
Yes	93	0.890	0.993	11.5%	0.971	1.015
Single Family Home Built or Renovated after 1990 and Coded with Heavy Traffic	Count	2004 Weighted Mean	2005 Weighted Mean	Percent Change	2005 Lower 95% C.L.	2005 Upper 95% C.L.
No	473	0.910	0.987	8.5%	0.978	0.997
Yes	5	0.891	1.053	18.1%	0.914	1.191

Annual Update Ratio Study Report (Before)

2004 Assessments

District/Team: NW / Team - 3	Lien Date: 01/01/2004	Date of Report: 4/27/2005	Sales Dates: 1/2003 - 12/2004
Area Ravenna & University District	Appr ID: JSAN	Property Type: 1 to 3 Unit Residences	Adjusted for time?: No
SAMPLE STATISTICS			
<i>Sample size (n)</i> 478			
<i>Mean Assessed Value</i> 359,100			
<i>Mean Sales Price</i> 394,700			
<i>Standard Deviation AV</i> 92,824			
<i>Standard Deviation SP</i> 111,000			
ASSESSMENT LEVEL			
<i>Arithmetic Mean Ratio</i> 0.920			
<i>Median Ratio</i> 0.919			
<i>Weighted Mean Ratio</i> 0.910			
UNIFORMITY			
<i>Lowest ratio</i> 0.669			
<i>Highest ratio:</i> 1.168			
<i>Coefficient of Dispersion</i> 9.17%			
<i>Standard Deviation</i> 0.103			
<i>Coefficient of Variation</i> 11.19%			
<i>Price Related Differential (PRD)</i> 1.011			
RELIABILITY			
95% Confidence: Median			
Lower limit 0.902			
Upper limit 0.928			
95% Confidence: Mean			
Lower limit 0.910			
Upper limit 0.929			
SAMPLE SIZE EVALUATION			
<i>N (population size)</i> 4045			
<i>B (acceptable error - in decimal)</i> 0.05			
<i>S (estimated from this sample)</i> 0.103			
Recommended minimum: 17			
<i>Actual sample size:</i> 478			
Conclusion: OK			
NORMALITY			
Binomial Test			
# ratios below mean: 241			
# ratios above mean: 237			
Z: 0.183			
Conclusion: Normal*			
<i>*i.e. no evidence of non-normality</i>			



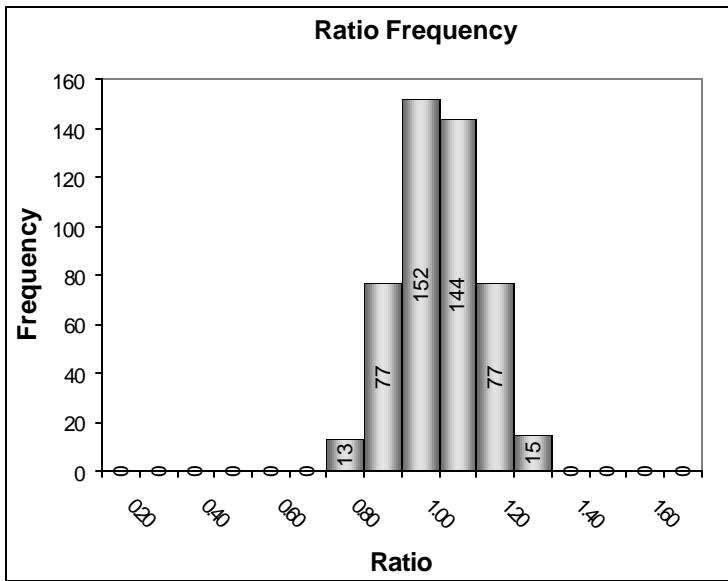
COMMENTS:

1 to 3 Unit Residences throughout area 44

Annual Update Ratio Study Report (After)

2005 Assessments

District/Team: NW / Team - 3	Lien Date: 01/01/2005	Date of Report: 4/27/2005	Sales Dates: 1/2003 - 12/2004
Area Ravenna & University District	Appr ID: JSAN	Property Type: 1 to 3 Unit Residences	Adjusted for time?: No
SAMPLE STATISTICS			
Sample size (n)	478		
Mean Assessed Value	389,900		
Mean Sales Price	394,700		
Standard Deviation AV	100,577		
Standard Deviation SP	111,000		
ASSESSMENT LEVEL			
Arithmetic Mean Ratio	0.999		
Median Ratio	0.998		
Weighted Mean Ratio	0.988		
UNIFORMITY			
Lowest ratio	0.725		
Highest ratio:	1.280		
Coefficient of Dispersion	8.91%		
Standard Deviation	0.109		
Coefficient of Variation	10.96%		
Price Related Differential (PRD)	1.011		
RELIABILITY			
95% Confidence: Median			
Lower limit	0.989		
Upper limit	1.011		
95% Confidence: Mean			
Lower limit	0.989		
Upper limit	1.008		
SAMPLE SIZE EVALUATION			
N (population size)	4045		
B (acceptable error - in decimal)	0.05		
S (estimated from this sample)	0.109		
Recommended minimum:	19		
Actual sample size:	478		
Conclusion:	OK		
NORMALITY			
Binomial Test			
# ratios below mean:	240		
# ratios above mean:	238		
Z:	0.091		
Conclusion:	Normal*		
<i>*i.e. no evidence of non-normality</i>			



COMMENTS:

1 to 3 Unit Residences throughout area 44

Both assessment level and uniformity have been improved by application of the recommended values.

Glossary for Improved Sales

Condition: Relative to Age and Grade

1= Poor	Many repairs needed. Showing serious deterioration
2= Fair	Some repairs needed immediately. Much deferred maintenance.
3= Average	Depending upon age of improvement; normal amount of upkeep for the age of the home.
4= Good	Condition above the norm for the age of the home. Indicates extra attention and care has been taken to maintain
5= Very Good	Excellent maintenance and updating on home. Not a total renovation.

Residential Building Grades

Grades 1 - 3	Falls short of minimum building standards. Normally cabin or inferior structure.
Grade 4	Generally older low quality construction. Does not meet code.
Grade 5	Lower construction costs and workmanship. Small, simple design.
Grade 6	Lowest grade currently meeting building codes. Low quality materials, simple designs.
Grade 7	Average grade of construction and design. Commonly seen in plats and older subdivisions.
Grade 8	Just above average in construction and design. Usually better materials in both the exterior and interior finishes.
Grade 9	Better architectural design, with extra exterior and interior design and quality.
Grade 10	Homes of this quality generally have high quality features. Finish work is better, and more design quality is seen in the floor plans and larger square footage.
Grade 11	Custom design and higher quality finish work, with added amenities of solid woods, bathroom fixtures and more luxurious options.
Grade 12	Custom design and excellent builders. All materials are of the highest quality and all conveniences are present.
Grade 13	Generally custom designed and built. Approaching the Mansion level. Large amount of highest quality cabinet work, wood trim and marble; large entries.

Improved Sales Used in this Annual Update Analysis
Area 44
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
1	010300	0019	8/16/04	\$458,000	1580	770	6	1906	4	8237	0	0	6104 RAVENNA AV NE
1	717370	0060	10/15/03	\$335,000	890	850	7	1913	3	5000	0	0	5247 21ST AV NE
1	010300	0006	1/5/04	\$390,000	900	820	7	1952	4	4060	0	0	6120 RAVENNA AV NE
1	882490	0015	10/13/04	\$426,000	920	0	7	1919	4	3560	0	0	6318 22ND AV NE
1	168140	0260	7/9/03	\$392,500	940	0	7	1920	3	3720	0	0	2108 NE 61ST ST
1	922140	0735	6/28/04	\$284,000	1000	0	7	1921	3	2760	0	0	810 NE RAVENNA BL
1	179750	0565	2/17/04	\$317,000	1020	670	7	1913	3	4000	0	0	6310 12TH AV NE
1	882590	0465	6/21/04	\$389,000	1090	240	7	1920	4	4788	0	0	1503 NE 63RD ST
1	922140	0360	8/17/04	\$285,000	1130	130	7	1923	3	3780	0	0	802 NE 63RD ST
1	717370	0362	7/25/03	\$404,500	1160	400	7	1918	4	4080	0	0	6306 RAVENNA AV NE
1	010300	0116	6/17/04	\$406,000	1180	0	7	1946	3	5500	0	0	6108 24TH AV NE
1	717370	0465	5/30/03	\$477,000	1250	0	7	1920	3	6000	0	0	6300 23RD AV NE
1	922140	0345	4/25/03	\$268,000	1260	0	7	1924	3	5080	0	0	6308 8TH AV NE
1	882590	0010	4/1/04	\$410,000	1300	570	7	1919	3	4240	0	0	6325 20TH AV NE
1	010300	0105	7/22/03	\$360,000	1300	320	7	1942	3	4400	0	0	6116 24TH AV NE
1	922140	0730	1/22/04	\$368,500	1320	0	7	1998	3	2700	0	0	804 NE RAVENNA BL
1	882490	0320	7/28/03	\$457,000	1360	400	7	1919	3	3800	0	0	6276 21ST AV NE
1	882490	0135	5/28/03	\$425,000	1400	0	7	1922	3	3760	0	0	6318 20TH AV NE
1	882490	0285	6/22/04	\$475,000	1440	290	7	1919	3	4300	0	0	2013 NE 63RD ST
1	182480	0015	6/2/03	\$325,000	1450	0	7	1925	3	3280	0	0	6039 25TH AV NE
1	179750	0065	6/9/03	\$417,500	1450	0	7	1912	3	4400	0	0	6316 14TH AV NE
1	861580	0210	5/14/03	\$549,000	1460	300	7	1901	4	4320	0	0	5722 16TH AV NE
1	179750	0520	9/10/04	\$350,000	1460	120	7	1921	3	4200	0	0	6323 BROOKLYN AV NE
1	092504	9319	7/13/04	\$379,000	1470	0	7	1926	3	3280	0	0	6207 25TH AV NE
1	861580	0450	11/11/04	\$445,000	1470	540	7	1917	3	5400	0	0	5509 20TH AV NE
1	882390	0025	12/10/03	\$460,000	1480	760	7	1912	4	4110	0	0	5252 19TH AV NE
1	092504	9282	11/6/03	\$364,000	1500	0	7	1926	4	2952	0	0	6245 25TH AV NE
1	882490	0025	7/1/03	\$417,000	1500	0	7	1908	3	3560	0	0	6310 22ND AV NE
1	882590	0395	3/24/03	\$300,000	1560	0	7	1918	3	3960	0	0	6320 15TH AV NE
1	919120	0015	12/16/04	\$433,500	1580	470	7	1927	4	3320	0	0	5765 25TH AV NE
1	919120	0015	11/12/03	\$369,000	1580	470	7	1927	4	3320	0	0	5765 25TH AV NE

Improved Sales Used in this Annual Update Analysis
Area 44
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
1	861580	0470	7/2/04	\$565,000	1590	380	7	1920	3	4320	0	0	1816 NE 55TH ST
1	717370	0125	3/26/04	\$370,000	1600	820	7	1915	4	3650	0	0	5008 20TH AV NE
1	717370	0275	3/26/04	\$499,950	1620	240	7	1926	5	4500	0	0	5764 24TH AV NE
1	861580	0335	7/9/03	\$380,000	1620	0	7	1905	3	4860	0	0	5518 16TH AV NE
1	179750	0515	5/3/04	\$506,000	1630	0	7	1919	4	4480	0	0	1213 NE 63RD ST
1	179750	0525	6/4/04	\$450,000	1630	1140	7	1920	4	4160	0	0	6319 BROOKLYN AV NE
1	221800	0240	9/23/04	\$479,700	1680	0	7	1910	4	5000	0	0	2112 NE 55TH ST
1	179750	0340	12/16/03	\$462,000	1690	300	7	1941	3	4120	0	0	1352 NE 62ND ST
1	861580	0235	10/29/04	\$641,000	1710	650	7	1919	3	5400	0	0	1608 NE RAVENNA BL
1	717480	0310	8/24/04	\$490,000	1770	600	7	1914	3	5000	0	0	5212 21ST AV NE
1	882490	0250	1/20/04	\$465,000	1770	0	7	1914	3	4700	0	0	6264 20TH AV NE
1	179750	1000	2/23/03	\$387,200	1770	0	7	1910	3	4000	0	0	1014 NE 61ST ST
1	861580	0185	5/9/03	\$465,000	1790	0	7	1905	4	4320	0	0	5719 16TH AV NE
1	882590	0415	11/9/04	\$760,000	1810	0	7	1923	5	4510	0	0	1615 NE 63RD ST
1	882390	0285	6/18/04	\$730,500	1840	0	7	1920	4	4752	0	0	5268 18TH AV NE
1	882390	0285	4/16/03	\$600,000	1840	0	7	1920	4	4752	0	0	5268 18TH AV NE
1	882490	0060	5/10/04	\$605,000	1860	500	7	1919	4	3800	0	0	6318 21ST AV NE
1	861580	0500	3/10/04	\$536,500	1930	400	7	1917	3	4536	0	0	1718 NE 55TH ST
1	882590	0320	11/30/04	\$414,000	1930	0	7	1911	3	4080	0	0	6326 16TH AV NE
1	179750	0250	11/16/04	\$440,000	1940	200	7	1908	3	4000	0	0	1321 NE 63RD ST
1	179750	0160	1/29/03	\$616,000	1970	0	7	1992	3	6608	0	0	6318 BROOKLYN AV NE
1	179750	0030	3/26/04	\$465,000	1980	500	7	1911	3	5166	0	0	6307 15TH AV NE
1	179750	0960	2/11/04	\$330,000	1990	0	7	1910	3	4000	0	0	6121 12TH AV NE
1	179750	0335	5/13/03	\$485,000	2010	630	7	1910	3	4120	0	0	1348 NE 62ND ST
1	179750	0190	1/16/04	\$430,000	2020	460	7	1919	5	4480	0	0	6410 BROOKLYN AV NE
1	882390	0270	5/17/04	\$549,000	2040	540	7	1917	3	4320	0	0	5260 18TH AV NE
1	221800	0390	2/10/03	\$412,500	2060	0	7	1903	3	6000	0	0	2115 NE 55TH ST
1	882390	0125	7/1/04	\$500,000	2120	180	7	1916	3	4320	0	0	5247 19TH AV NE
1	882390	0300	12/20/04	\$550,000	2150	320	7	1910	3	4320	0	0	5261 18TH AV NE
1	717370	0145	6/22/04	\$530,000	2160	750	7	1920	3	3750	0	0	5026 20TH AV NE
1	221800	0040	7/15/03	\$435,000	2240	1000	7	1922	3	4550	0	0	5502 20TH AV NE

Improved Sales Used in this Annual Update Analysis
Area 44
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
1	179800	0091	9/30/04	\$382,650	2240	0	7	1917	3	3355	0	0	1012 NE RAVENNA BL
1	882390	0215	7/14/03	\$539,000	2290	0	7	1922	3	4320	0	0	5220 18TH AV NE
1	717480	0300	3/24/04	\$480,000	2400	1100	7	1913	3	5000	0	0	5200 21ST AV NE
1	717480	0040	3/24/04	\$500,000	2420	560	7	1963	3	5000	4	0	5036 21ST AV NE
1	664690	0115	7/1/03	\$319,000	810	0	8	1970	4	4278	0	0	2015 NE 58TH ST
1	179800	0025	4/14/04	\$371,500	1050	0	8	1910	3	3200	0	0	1221 NE 61ST ST
1	179750	0105	4/9/03	\$375,250	1090	250	8	1918	3	4480	0	0	6329 14TH AV NE
1	010300	0010	12/9/04	\$351,200	1190	0	8	1951	3	3920	0	0	6114 RAVENNA AV NE
1	179750	0900	7/13/03	\$367,000	1310	0	8	1917	3	3850	0	0	1012 NE 62ND ST
1	910600	0205	6/4/04	\$555,000	1440	1410	8	1965	3	5000	0	0	6216 23RD AV NE
1	882590	0845	10/21/04	\$619,000	1460	200	8	1920	5	3744	0	0	1750 NE NAOMI PL
1	861580	0425	12/1/03	\$499,950	1460	750	8	1925	3	5184	0	0	1835 NE RAVENNA BL
1	010300	0085	6/3/03	\$508,000	1480	0	8	1928	3	4600	0	0	2276 NE 61ST ST
1	179750	0470	10/9/03	\$490,000	1500	0	8	1919	3	4240	0	0	6207 BROOKLYN AV NE
1	882590	0650	11/12/03	\$412,300	1510	0	8	1910	3	5434	0	0	1718 NE 62ND ST
1	740870	0025	9/23/03	\$650,000	1570	1030	8	1922	5	4383	0	0	5818 17TH AV NE
1	882390	1450	6/23/03	\$440,000	1640	820	8	1913	3	4480	0	0	5014 19TH AV NE
1	882390	0255	10/16/03	\$440,000	1680	170	8	1911	3	4320	0	0	5246 18TH AV NE
1	861580	0460	10/31/03	\$450,000	1690	0	8	1908	3	4536	0	0	1822 NE 55TH ST
1	182480	0065	8/18/04	\$370,000	1690	300	8	1947	3	4100	0	0	6017 25TH AV NE
1	182480	0065	7/15/03	\$355,500	1690	300	8	1947	3	4100	0	0	6017 25TH AV NE
1	882390	0105	5/14/03	\$425,000	1750	900	8	1920	3	4320	0	0	5265 19TH AV NE
1	882390	0065	6/25/03	\$657,000	1830	780	8	2003	3	6480	0	0	5220 19TH AV NE
1	179750	0225	8/8/03	\$475,500	1830	0	8	1909	5	4000	0	0	1411 NE 63RD ST
1	882590	0745	6/17/03	\$560,000	1850	580	8	1916	5	4200	0	0	6279 20TH AV NE
1	882490	0170	7/1/03	\$502,900	1890	0	8	1912	3	6650	0	0	6303 21ST AV NE
1	882390	1030	2/26/03	\$505,000	1930	0	8	1926	3	4320	0	0	5033 17TH AV NE
1	882390	0455	5/2/03	\$575,000	1960	50	8	1921	3	4320	0	0	5248 17TH AV NE
1	882590	0270	5/2/03	\$553,490	1980	0	8	1922	4	4080	0	0	6315 17TH AV NE
1	882390	1300	8/2/04	\$629,000	2010	1030	8	1922	4	4320	0	0	5031 19TH AV NE
1	882590	0790	10/26/04	\$635,000	2030	0	8	1928	3	3354	0	0	1908 NE NAOMI PL

Improved Sales Used in this Annual Update Analysis
Area 44
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
1	882390	0710	6/1/04	\$729,500	2050	750	8	1914	5	4320	0	0	5255 16TH AV NE
1	861580	0525	8/5/04	\$739,000	2070	0	8	1995	3	5252	0	0	1715 NE RAVENNA BL
1	179750	0475	10/3/03	\$499,950	2080	0	8	1909	3	4240	0	0	6203 BROOKLYN AV NE
1	882590	0560	12/13/04	\$775,000	2090	500	8	1913	5	5434	0	0	1905 NE NAOMI PL
1	221800	0315	4/6/04	\$537,500	2150	420	8	1905	5	4000	0	0	2107 NE RAVENNA BL
1	882390	1170	5/13/04	\$570,000	2160	850	8	1922	4	4320	0	0	5027 18TH AV NE
1	882390	1155	9/16/04	\$581,000	2170	850	8	1924	3	4320	0	0	5039 18TH AV NE
1	882390	1430	10/25/04	\$530,000	2190	0	8	1922	3	4440	0	0	5030 19TH AV NE
1	861580	0560	6/24/04	\$520,000	2300	680	8	1985	3	3333	0	0	1724 NE 56TH ST
1	882490	0265	7/7/03	\$585,000	2310	1260	8	1919	5	3800	0	0	6227 21ST AV NE
1	221800	0310	8/7/03	\$630,000	2320	0	8	1916	5	5000	0	0	2111 NE RAVENNA BL
1	882390	1080	6/3/04	\$549,000	2370	0	8	1914	3	4320	0	0	5034 16TH AV NE
1	717370	0383	4/13/04	\$723,000	2560	0	8	1994	3	4590	0	0	2266 NE 63RD ST
1	717370	0383	4/21/03	\$660,500	2560	0	8	1994	3	4590	0	0	2266 NE 63RD ST
1	882390	0575	7/18/03	\$543,800	2810	1300	8	1908	4	5400	0	0	5207 17TH AV NE
1	882390	1200	5/11/04	\$708,000	2840	760	8	1922	3	6480	0	0	5003 18TH AV NE
1	882390	0920	4/16/03	\$635,000	3140	240	8	1914	3	4320	0	0	5015 16TH AV NE
1	882390	0375	4/19/04	\$749,000	3370	1100	8	1910	3	6480	0	0	5203 18TH AV NE
1	010300	0035	8/24/04	\$625,000	1370	1940	9	1988	3	11327	0	0	2267 NE 62ND ST
1	664690	0025	4/12/04	\$556,000	1670	600	9	1929	4	2728	0	0	2106 NE RAVENNA BL
1	168140	0025	2/13/04	\$724,950	2340	0	9	2003	3	3800	0	0	6215 22ND AV NE
1	882390	0695	6/9/04	\$679,000	2360	0	9	1924	4	4536	0	0	5269 16TH AV NE
4	288770	3010	4/1/04	\$240,000	700	0	5	1918	3	2850	0	0	7742 16TH AV NE
4	717730	0106	10/14/03	\$231,700	640	200	6	1925	4	4930	0	0	2216 NE 75TH ST
4	952810	2905	11/20/04	\$260,000	700	0	6	1902	4	3090	0	0	824 NE 66TH ST
4	000900	0135	6/25/04	\$365,000	720	720	6	1909	4	3811	0	0	7029 23RD AV NE
4	275470	0135	4/14/03	\$254,950	740	90	6	1920	4	3900	0	0	2014 NE 70TH ST
4	954720	1560	4/13/04	\$265,500	750	440	6	1912	4	4590	0	0	6851 20TH AV NE
4	681460	0061	12/10/03	\$321,300	760	0	6	1930	3	3150	0	0	1410 NE 70TH ST
4	954720	2555	2/24/04	\$229,950	770	0	6	1905	3	6120	0	0	6810 15TH AV NE
4	288770	2095	4/8/03	\$279,950	770	0	6	1915	3	4305	0	0	7754 16TH AV NE

Improved Sales Used in this Annual Update Analysis
Area 44
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
4	913810	0220	6/18/03	\$276,300	810	180	6	1911	4	3000	0	0	913 NE 73RD ST
4	275520	0025	3/25/03	\$214,000	900	0	6	1937	3	2520	0	0	6805 RAVENNA AV NE
4	681460	0035	5/6/03	\$299,950	1000	0	6	1908	4	4080	0	0	7013 15TH AV NE
4	952810	2690	8/26/03	\$294,500	1080	0	6	1908	5	3090	0	0	834 NE 67TH ST
4	681460	0220	3/26/03	\$331,000	1390	0	6	1907	4	2952	0	0	7004 BROOKLYN AV NE
4	288770	1205	5/20/03	\$248,000	620	0	7	1917	3	2869	0	0	8019 19TH AV NE
4	723760	0040	3/4/04	\$260,000	680	0	7	1929	3	2850	0	0	7723 20TH AV NE
4	318660	0070	3/26/03	\$285,000	760	140	7	1942	3	5500	0	0	8104 23RD CT NE
4	318660	0080	6/4/03	\$305,000	760	760	7	1942	3	9639	0	0	8114 23RD CT NE
4	954720	4065	4/7/03	\$296,000	770	620	7	1948	3	3060	0	0	7037 20TH AV NE
4	288770	1970	7/14/03	\$299,000	770	200	7	1926	4	2700	0	0	7706 15TH AV NE
4	717530	0035	6/23/04	\$325,000	780	0	7	1926	4	2250	0	0	7049 B RAVENNA AV NE
4	318660	0005	4/14/03	\$260,000	780	560	7	1950	3	3130	0	0	8020 RAVENNA AV NE
4	318660	0015	7/17/03	\$285,000	780	540	7	1944	3	5880	0	0	8010 RAVENNA AV NE
4	318810	0600	5/4/04	\$310,000	800	0	7	1942	3	6000	0	0	8208 22ND AV NE
4	318810	0465	4/7/04	\$284,950	810	0	7	1942	3	6050	0	0	8220 23RD AV NE
4	671670	0385	5/15/03	\$309,000	810	0	7	1939	4	4500	0	0	1022 NE 72ND ST
4	913710	1966	10/24/03	\$330,000	810	810	7	1915	5	4000	0	0	809 NE 71ST ST
4	365870	0590	8/17/04	\$367,000	830	0	7	1924	3	3060	0	0	1022 NE 69TH ST
4	318810	0075	12/5/04	\$338,000	830	0	7	1942	3	6490	0	0	8231 21ST AV NE
4	954720	2625	6/9/04	\$310,000	830	650	7	1930	3	3060	0	0	6910 15TH AV NE
4	365870	0585	7/21/03	\$306,000	830	0	7	1924	3	3060	0	0	1018 NE 69TH ST
4	318810	0350	4/8/04	\$270,000	830	0	7	1942	3	5914	0	0	8081 RAVENNA AV NE
4	318810	0420	4/15/04	\$279,000	830	0	7	1942	4	6046	0	0	2218 NE 83RD ST
4	318810	0410	6/9/03	\$259,950	830	0	7	1942	3	6043	0	0	2208 NE 83RD ST
4	318810	0140	5/16/03	\$267,000	830	0	7	1942	3	6413	0	0	8123 21ST AV NE
4	288770	0940	7/28/04	\$380,000	850	110	7	1929	4	2850	0	0	8020 19TH AV NE
4	288770	0945	11/3/04	\$365,000	850	250	7	1929	4	2850	0	0	8018 19TH AV NE
4	318810	0368	5/30/03	\$271,500	850	0	7	1942	3	5624	0	0	8057 RAVENNA AV NE
4	365870	0400	2/11/03	\$305,500	850	470	7	1907	3	3060	0	0	1013 NE 69TH ST
4	318810	0070	10/3/03	\$275,000	850	0	7	1942	3	6490	0	0	8225 21ST AV NE

Improved Sales Used in this Annual Update Analysis
Area 44
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
4	528220	0055	5/19/04	\$322,500	860	0	7	1940	3	3800	0	0	7621 15TH AV NE
4	954720	1755	10/8/04	\$365,000	860	180	7	1908	4	3060	0	0	6844 18TH AV NE
4	717730	0495	4/21/04	\$249,000	860	0	7	1956	3	6180	0	0	2302 NE 75TH ST
4	717730	0175	7/6/04	\$260,000	860	0	7	1952	3	6205	0	0	7545 23RD AV NE
4	000900	0145	8/5/04	\$389,000	870	400	7	1924	4	4017	0	0	7026 23RD AV NE
4	000900	0145	2/9/03	\$366,900	870	400	7	1924	4	4017	0	0	7026 23RD AV NE
4	318810	0535	10/10/03	\$300,000	870	0	7	1942	4	6654	0	0	8244 22ND PL NE
4	717730	0455	8/5/03	\$269,900	870	0	7	1952	3	6192	0	0	7524 23RD AV NE
4	952810	2710	10/12/04	\$299,999	880	0	7	1916	4	3090	0	0	822 NE 67TH ST
4	318660	0010	9/4/03	\$306,000	880	420	7	1944	3	4800	0	0	8014 RAVENNA AV NE
4	297980	0025	9/13/04	\$277,000	880	880	7	1925	3	3998	0	0	7744 14TH AV NE
4	318660	0025	2/4/04	\$316,000	880	200	7	1942	3	5500	0	0	8043 RAVENNA AV NE
4	318760	0040	8/21/03	\$328,000	880	450	7	1949	4	4512	0	0	7705 22ND AV NE
4	275520	0040	7/15/03	\$299,950	890	420	7	1922	3	6272	0	0	2102 NE 68TH ST
4	671670	0740	8/19/03	\$299,000	890	710	7	1939	4	4000	0	0	7301 12TH AV NE
4	318660	0055	9/9/04	\$375,000	900	400	7	1941	4	5500	0	0	8011 RAVENNA AV NE
4	288770	3170	2/10/04	\$333,000	900	0	7	1930	3	2850	0	0	7751 17TH AV NE
4	109300	0055	8/19/04	\$449,500	910	910	7	1948	5	4120	0	0	6845 23RD AV NE
4	952810	2060	8/25/04	\$359,900	910	60	7	1925	4	3090	0	0	818 NE 69TH ST
4	721440	0055	6/29/04	\$370,000	910	350	7	1947	4	4841	0	0	6821 23RD AV NE
4	052504	9047	2/24/04	\$360,000	910	0	7	1910	4	4080	0	0	1250 NE 69TH ST
4	318810	0085	7/20/04	\$321,500	910	0	7	1942	3	6490	0	0	8243 21ST AV NE
4	318810	0375	7/11/03	\$273,000	910	0	7	1942	3	6600	0	0	2104 NE 83RD ST
4	288770	1316	1/23/03	\$289,000	910	0	7	1907	4	3800	0	0	8034 17TH AV NE
4	109300	0210	2/11/03	\$285,107	910	0	7	1948	3	4532	0	0	6842 24TH AV NE
4	913710	1206	2/27/04	\$375,000	920	460	7	1909	3	4500	4	0	816 NE 72ND ST
4	792010	0030	3/9/04	\$235,000	920	0	7	1946	3	5304	0	0	6833 25TH AV NE
4	288770	2070	6/26/03	\$299,950	920	500	7	1941	4	4305	0	0	7753 16TH AV NE
4	109300	0120	7/25/03	\$257,000	920	0	7	1942	3	3605	0	0	6832 23RD AV NE
4	682010	0080	9/2/04	\$295,000	930	0	7	1949	4	5922	0	0	1706 NE 75TH ST
4	318810	0335	3/26/04	\$265,000	930	0	7	1942	3	6458	0	0	8172 23RD AV NE

Improved Sales Used in this Annual Update Analysis
Area 44
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
4	913810	0236	6/23/04	\$433,751	940	820	7	1907	4	4000	0	0	903 NE 73RD ST
4	717730	0395	2/11/03	\$249,000	940	0	7	1950	3	4750	0	0	7359 24TH AV NE
4	288770	0885	5/18/04	\$364,250	940	440	7	1988	3	2867	0	0	8052 19TH AV NE
4	365870	0810	5/26/03	\$330,000	950	750	7	1953	3	3876	0	0	1220 NE 68TH ST
4	318810	0560	8/24/04	\$317,000	950	0	7	1942	4	5845	0	0	8221 23RD AV NE
4	318760	0030	9/23/03	\$317,500	950	650	7	1938	3	4400	0	0	7717 22ND AV NE
4	954720	2595	6/2/04	\$358,500	960	0	7	1954	4	6120	0	0	6832 15TH AV NE
4	717370	0883	4/2/03	\$279,995	960	0	7	1950	3	4635	0	0	7057 23RD AV NE
4	681460	0305	9/5/03	\$345,099	960	960	7	1909	3	4320	0	0	1214 NE 70TH ST
4	717780	0090	2/12/03	\$305,550	970	600	7	1985	3	2880	0	0	7323 23RD AV NE
4	717370	0862	7/29/04	\$392,000	980	0	7	1949	3	5150	0	0	7053 24TH AV NE
4	318810	0095	11/18/03	\$299,950	980	0	7	1942	3	7085	0	0	8311 21ST AV NE
4	717730	0270	9/2/03	\$315,950	990	120	7	1953	3	4635	0	0	7343 23RD AV NE
4	343550	0030	2/11/04	\$349,000	1000	120	7	1941	3	7344	0	0	7330 20TH AV NE
4	717370	0520	7/11/03	\$364,000	1000	760	7	1946	3	7920	0	0	7527 RAVENNA AV NE
4	954720	3630	6/3/03	\$399,000	1000	930	7	1928	4	4080	0	0	7016 18TH AV NE
4	954720	5520	9/24/04	\$350,000	1010	180	7	1926	4	3300	2	0	7352 15TH AV NE
4	318660	0185	5/15/04	\$370,000	1020	150	7	1936	3	4191	0	0	8012 20TH AV NE
4	954720	5480	7/15/03	\$299,950	1020	180	7	1927	3	3950	2	0	7342 15TH AV NE
4	721440	0105	5/23/03	\$318,643	1020	0	7	1948	3	4841	0	0	6811 24TH AV NE
4	717370	0591	9/14/04	\$417,000	1020	1330	7	1948	4	6000	0	0	7051 21ST AV NE
4	318660	0430	9/3/04	\$360,000	1030	220	7	1938	4	3808	0	0	2003 NE 80TH ST
4	318810	0460	10/28/04	\$297,000	1030	0	7	1942	4	6050	0	0	8226 23RD AV NE
4	954720	1910	4/16/04	\$401,000	1040	230	7	1928	3	4080	0	0	6811 19TH AV NE
4	954720	3590	6/3/04	\$415,000	1040	0	7	1910	4	3600	0	0	1808 NE 70TH ST
4	954720	1120	4/19/04	\$335,000	1050	0	7	1909	4	3570	0	0	6518 19TH AV NE
4	954720	4185	1/25/03	\$309,000	1050	500	7	1918	3	6120	0	0	7312 19TH AV NE
4	510140	0581	6/11/03	\$264,000	1060	1060	7	1960	3	8238	0	0	8511 RAVENNA AV NE
4	318810	0550	2/27/04	\$326,000	1070	980	7	1942	4	7323	0	0	8220 22ND PL NE
4	318660	0385	7/20/04	\$370,000	1080	350	7	1938	3	5116	0	0	7740 20TH AV NE
4	682010	0300	10/5/04	\$355,000	1080	0	7	1925	3	5702	0	0	1607 NE 77TH ST

Improved Sales Used in this Annual Update Analysis
Area 44
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Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
4	954720	0150	10/28/03	\$389,000	1080	880	7	1918	3	3713	0	0	6555 16TH AV NE
4	318660	0180	8/25/04	\$346,800	1080	800	7	1936	3	4191	0	0	8014 20TH AV NE
4	318810	0385	7/29/03	\$267,500	1080	0	7	1942	3	6037	0	0	2114 NE 83RD ST
4	297980	0115	9/2/04	\$400,500	1090	560	7	1928	3	3998	0	0	7708 14TH AV NE
4	716820	0015	10/28/04	\$336,000	1090	140	7	1928	3	5891	0	0	7310 20TH AV NE
4	913710	1965	9/19/03	\$338,000	1090	0	7	1914	4	4000	0	0	815 NE 71ST ST
4	954720	2585	9/26/03	\$328,250	1100	200	7	1924	5	4590	0	0	6826 15TH AV NE
4	952810	2995	3/15/04	\$289,000	1100	0	7	1915	3	2453	0	0	811 NE 66TH ST
4	717730	0285	11/29/04	\$380,000	1110	400	7	1952	3	5150	0	0	7351 23RD AV NE
4	318810	0240	3/4/03	\$281,000	1110	0	7	1942	3	6044	0	0	2219 NE 82ND ST
4	717730	0360	4/16/04	\$336,500	1120	0	7	1950	4	5356	0	0	7337 24TH AV NE
4	717730	0735	8/11/03	\$287,000	1120	0	7	1939	3	6180	0	0	7338 24TH AV NE
4	954720	2575	5/16/03	\$263,000	1130	0	7	1979	3	4590	0	0	6822 15TH AV NE
4	510140	2112	9/2/03	\$270,000	1130	810	7	1985	3	5048	0	0	8803 RAVENNA AV NE
4	288770	0745	8/22/03	\$268,000	1130	970	7	1909	3	2850	0	0	8239 19TH AV NE
4	109300	0039	5/30/03	\$342,000	1140	600	7	1985	3	2896	0	0	6831 23RD AV NE
4	717370	0861	7/6/04	\$291,000	1140	0	7	1948	3	5150	0	0	7032 24TH AV NE
4	681460	0331	5/4/04	\$349,000	1140	1140	7	1923	3	3360	0	0	1202 NE 70TH ST
4	288770	0811	1/28/03	\$362,950	1140	930	7	1947	4	4370	0	0	8202 19TH AV NE
4	681460	0330	6/19/03	\$300,000	1140	0	7	1923	3	3360	0	0	1206 NE 70TH ST
4	952810	2675	12/4/03	\$295,000	1140	0	7	1924	4	3700	0	0	835 NE 68TH ST
4	288770	0545	7/14/04	\$329,950	1160	1160	7	1953	3	5723	0	0	1706 NE 82ND ST
4	510140	2093	6/10/04	\$285,000	1160	580	7	1965	3	4224	0	0	2316 NE 88TH ST
4	716820	0080	12/9/04	\$490,500	1170	0	7	1927	4	5504	0	0	7306 21ST AV NE
4	717730	0295	6/15/04	\$299,950	1170	600	7	1952	3	5665	0	0	7357 23RD AV NE
4	954720	2950	8/19/03	\$365,000	1170	0	7	1925	4	4590	0	0	7033 16TH AV NE
4	681460	0062	9/9/04	\$415,000	1180	0	7	1998	3	2250	0	0	1402 NE 70TH ST
4	954720	0500	12/21/04	\$448,650	1200	0	7	1913	4	3570	0	0	6519 17TH AV NE
4	288770	3175	4/10/03	\$352,000	1200	400	7	1941	4	5894	0	0	1617 NE 80TH ST
4	318710	0010	11/9/04	\$437,500	1200	970	7	1932	4	3680	0	0	8102 21ST AV NE
4	275520	0150	2/9/04	\$310,000	1200	800	7	1925	3	5560	0	0	6828 20TH AV NE

Improved Sales Used in this Annual Update Analysis
Area 44
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
4	297980	0265	9/24/04	\$417,000	1210	0	7	1925	4	5500	0	0	1226 NE 77TH ST
4	288770	3105	6/18/04	\$429,500	1210	930	7	1942	5	5700	0	0	7717 17TH AV NE
4	723760	0160	7/28/03	\$379,000	1220	240	7	1928	3	4305	0	0	7722 18TH AV NE
4	288770	0905	6/17/04	\$335,000	1220	0	7	1927	3	2850	0	0	8042 19TH AV NE
4	954720	1165	4/26/04	\$407,000	1240	0	7	1910	3	3060	0	0	6540 19TH AV NE
4	508140	0365	9/15/04	\$303,000	1240	0	7	1986	3	2350	0	0	7519 25TH AV NE
4	052504	9109	10/6/03	\$345,000	1240	0	7	1924	3	4080	0	0	1276 NE 69TH ST
4	324750	0200	4/15/04	\$315,500	1260	0	7	1976	3	3840	0	0	6832 21ST AV NE
4	954720	0770	9/8/04	\$307,500	1260	0	7	1953	4	2652	0	0	6501 19TH AV NE
4	954720	5140	9/17/03	\$355,000	1260	0	7	1926	3	3060	0	0	7352 16TH AV NE
4	288770	3075	8/19/04	\$420,000	1270	0	7	1923	4	2850	0	0	7704 16TH AV NE
4	288770	1800	7/23/04	\$342,000	1280	770	7	1951	3	4301	0	0	8015 16TH AV NE
4	288770	1800	1/15/03	\$289,000	1280	770	7	1951	3	4301	0	0	8015 16TH AV NE
4	288770	0846	7/27/04	\$359,950	1290	400	7	1959	3	4275	0	0	8217 20TH AV NE
4	717730	0610	5/29/03	\$293,422	1290	0	7	1983	3	3090	0	0	7548 24TH AV NE
4	954720	1770	6/4/04	\$425,000	1300	0	7	1919	3	4386	0	0	6850 18TH AV NE
4	723760	0120	5/11/04	\$441,000	1310	910	7	1927	3	3588	0	0	7711 19TH AV NE
4	288770	1280	8/22/03	\$329,990	1310	920	7	1970	3	5993	0	0	8056 17TH AV NE
4	954720	3435	6/2/03	\$359,500	1310	1010	7	1924	3	4080	0	0	7048 17TH AV NE
4	318810	0520	12/4/03	\$262,000	1310	0	7	1942	5	6895	0	0	8303 RAVENNA AV NE
4	954720	5460	11/23/04	\$364,500	1330	0	7	1926	3	3500	2	0	7338 15TH AV NE
4	000900	0190	2/21/03	\$306,000	1340	0	7	1984	3	2575	0	0	7006 23RD AV NE
4	954720	2730	3/11/03	\$397,000	1340	0	7	1925	3	4590	0	0	6823 16TH AV NE
4	318760	0190	6/11/04	\$395,000	1340	1140	7	1940	4	7380	0	0	7735 RAVENNA AV NE
4	318660	0570	6/4/04	\$400,000	1350	0	7	1938	4	8750	0	0	7746 RAVENNA AV NE
4	717730	0625	4/28/04	\$361,000	1350	430	7	1987	3	3090	0	0	7540 24TH AV NE
4	954720	2520	6/20/04	\$359,950	1360	0	7	1919	4	3060	0	0	1514 NE 68TH ST
4	671670	0850	5/15/03	\$287,000	1380	0	7	1925	3	4000	0	0	7342 11TH AV NE
4	954720	2860	9/24/04	\$315,000	1380	0	7	1926	3	3500	0	0	7036 15TH AV NE
4	716820	0045	7/23/03	\$380,000	1380	570	7	1942	3	7680	0	0	7321 21ST AV NE
4	288770	3245	6/15/04	\$429,950	1390	0	7	1927	4	3587	0	0	7720 17TH AV NE

Improved Sales Used in this Annual Update Analysis
Area 44
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
4	365870	0505	11/8/04	\$382,500	1400	1000	7	1913	3	3060	0	0	1021 NE 70TH ST
4	297980	0105	1/26/04	\$365,000	1400	0	7	1928	3	3599	0	0	7710 14TH AV NE
4	365870	0750	10/25/04	\$399,950	1410	0	7	1902	5	3570	0	0	1201 NE 69TH ST
4	723760	0070	4/13/04	\$470,000	1410	200	7	1928	5	3588	0	0	7716 19TH AV NE
4	682010	0005	12/13/04	\$325,000	1410	0	7	1925	3	4496	0	0	7502 15TH AV NE
4	954720	3000	5/19/03	\$350,000	1410	560	7	1987	3	3060	0	0	7013 16TH AV NE
4	954720	5620	4/19/04	\$384,000	1420	0	7	1927	4	3400	0	0	7343 16TH AV NE
4	324750	0015	10/27/04	\$429,950	1430	120	7	1929	4	5520	0	0	6850 20TH AV NE
4	954720	5110	9/16/03	\$469,000	1430	870	7	1927	4	4080	0	0	7340 16TH AV NE
4	288770	3115	6/9/04	\$570,000	1440	1200	7	1926	5	5225	0	0	7721 17TH AV NE
4	288770	3335	9/15/03	\$385,000	1440	740	7	1928	3	3306	0	0	1803 NE 80TH ST
4	288770	3270	2/5/03	\$360,000	1440	0	7	1926	4	3609	0	0	1702 NE 77TH ST
4	717530	0030	8/30/04	\$450,000	1450	0	7	2004	3	2250	0	0	7049 A RAVENNA AV NE
4	288770	1455	2/18/03	\$400,000	1450	0	7	1940	4	4275	0	0	8045 18TH AV NE
4	288770	3435	2/5/04	\$390,000	1460	0	7	1928	4	4458	0	0	7756 19TH AV NE
4	952810	2700	10/2/03	\$330,000	1460	0	7	1925	3	4635	0	0	824 NE 67TH ST
4	954720	3710	5/17/04	\$455,000	1470	720	7	1928	3	4080	0	0	7048 18TH AV NE
4	954720	5610	11/5/03	\$340,000	1470	200	7	1926	3	3400	0	0	7349 16TH AV NE
4	297980	0060	3/26/04	\$390,000	1480	0	7	1927	3	3798	0	0	7728 14TH AV NE
4	288770	3001	10/26/04	\$385,000	1480	0	7	1924	4	4305	0	0	7746 16TH AV NE
4	913710	1131	10/20/03	\$375,000	1480	220	7	1900	5	5500	4	0	810 NE 72ND ST
4	682010	0006	6/11/04	\$324,000	1490	0	7	1925	3	3024	0	0	7510 15TH AV NE
4	052504	9152	10/27/04	\$395,000	1490	0	7	1929	3	6071	0	0	7545 BROOKLYN AV NE
4	314260	0060	12/8/04	\$415,000	1500	200	7	1940	3	4192	0	0	7533 18TH AV NE
4	528220	0030	3/9/04	\$471,500	1500	140	7	1926	5	3800	0	0	7538 14TH AV NE
4	954720	0510	10/20/03	\$365,000	1500	120	7	1921	3	3570	0	0	6515 17TH AV NE
4	343550	0005	6/9/04	\$410,000	1510	460	7	1942	4	7200	0	0	7356 20TH AV NE
4	954720	4370	3/8/04	\$345,000	1510	0	7	1940	4	6630	0	0	7331 20TH AV NE
4	288770	0995	3/16/04	\$375,000	1540	400	7	1930	3	2850	0	0	8011 20TH AV NE
4	314260	0245	7/8/04	\$390,000	1540	0	7	1927	4	3325	0	0	7548 19TH AV NE
4	318660	0060	6/3/03	\$327,000	1540	1180	7	1942	4	9092	0	0	2302 NE 80TH ST

Improved Sales Used in this Annual Update Analysis
Area 44
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Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
4	954720	2545	9/25/03	\$343,000	1550	400	7	1928	3	2790	0	0	6802 15TH AV NE
4	318660	0450	10/15/04	\$432,000	1560	0	7	1937	4	5083	0	0	7742 21ST AV NE
4	952810	2045	8/22/03	\$333,000	1560	0	7	1924	3	4635	0	0	815 NE 70TH ST
4	726620	0135	6/17/03	\$419,950	1580	860	7	1929	4	3420	0	0	7508 19TH AV NE
4	052504	9151	9/15/03	\$477,500	1600	600	7	1928	3	3800	0	0	7543 14TH AV NE
4	288770	1535	10/20/04	\$400,000	1630	0	7	1923	3	4275	0	0	8024 16TH AV NE
4	952810	2950	9/10/03	\$321,150	1630	0	7	1912	3	3560	0	0	816 NE 66TH ST
4	314260	0140	3/1/04	\$328,000	1630	0	7	1927	3	2850	0	0	7532 18TH AV NE
4	913710	1265	6/25/04	\$476,000	1650	500	7	1909	4	4000	0	0	819 NE 72ND ST
4	726620	0090	11/17/04	\$473,000	1650	740	7	1927	4	3800	0	0	7515 19TH AV NE
4	297980	0290	9/22/04	\$510,000	1660	0	7	1928	4	7021	0	0	7721 14TH AV NE
4	952810	2955	12/17/03	\$359,000	1660	0	7	1995	3	2613	0	0	814 NE 66TH ST
4	297980	0040	2/18/04	\$400,000	1660	0	7	1927	4	3798	0	0	7738 14TH AV NE
4	318660	0690	6/8/04	\$411,000	1670	0	7	1942	4	6180	0	0	7726 24TH AV NE
4	954720	0290	7/23/04	\$352,000	1670	0	7	1915	3	3600	0	0	1600 NE 65TH ST
4	952810	2645	4/27/04	\$286,300	1670	0	7	1923	3	4635	0	0	6708 8TH AV NE
4	288770	3345	6/21/04	\$513,500	1690	0	7	1927	4	3800	0	0	7752 18TH AV NE
4	314260	0165	4/22/04	\$535,000	1700	0	7	1928	4	3515	0	0	7539 19TH AV NE
4	954720	4920	5/19/03	\$539,000	1700	520	7	1926	4	6120	0	0	7341 18TH AV NE
4	954720	2120	9/16/03	\$419,000	1700	0	7	1914	5	4080	0	0	6831 18TH AV NE
4	671670	0720	3/29/04	\$469,500	1780	1200	7	1925	4	4500	0	0	7315 12TH AV NE
4	954720	3050	9/17/03	\$478,000	1790	0	7	1920	4	4590	2	0	7012 16TH AV NE
4	052504	9079	7/17/03	\$370,000	1800	0	7	1915	4	4375	0	0	1324 NE 68TH ST
4	954720	0790	3/19/04	\$374,950	1830	940	7	1909	4	4500	0	0	1806 NE 65TH ST
4	954720	0620	3/31/04	\$425,000	1850	0	7	1914	5	6120	0	0	6534 17TH AV NE
4	510140	2110	6/22/04	\$371,500	1890	0	7	1931	5	6332	0	0	8801 RAVENNA AV NE
4	716920	0075	12/22/03	\$393,500	1950	760	7	1910	4	6120	0	0	6537 23RD AV NE
4	324750	0255	11/12/03	\$545,000	2020	990	7	1982	3	5368	0	0	6859 RAVENNA AV NE
4	954720	2130	10/4/04	\$500,000	2030	0	7	1928	4	4080	0	0	6827 18TH AV NE
4	952810	3010	6/17/04	\$445,000	2090	480	7	1992	3	4636	0	0	815 NE 66TH ST
4	726620	0035	5/26/04	\$410,280	2150	0	7	1965	3	6180	0	0	7503 18TH AV NE

Improved Sales Used in this Annual Update Analysis
Area 44
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
4	109300	0025	1/17/03	\$450,000	2270	1000	7	1953	3	9064	0	0	6840 RAVENNA AV NE
4	052504	9114	12/21/04	\$315,000	2440	220	7	1920	3	4505	0	0	1342 NE 68TH ST
4	288770	1975	1/7/03	\$380,000	2720	1000	7	1909	4	5130	0	0	7702 15TH AV NE
4	510140	2056	9/25/03	\$377,000	2740	0	7	1911	5	9482	0	0	2303 NE 89TH ST
4	717370	0523	6/4/04	\$412,000	960	760	8	1954	3	5500	0	0	7519 RAVENNA AV NE
4	954720	3070	6/23/03	\$341,440	1020	0	8	1950	3	5100	0	0	7020 16TH AV NE
4	954720	3080	9/3/03	\$360,000	1020	1020	8	1950	3	5100	0	0	7024 16TH AV NE
4	717220	0120	7/10/03	\$480,000	1090	420	8	1932	3	5334	0	0	7550 21ST AV NE
4	682010	0285	2/19/03	\$352,000	1100	280	8	1955	3	7602	0	0	1617 NE 77TH ST
4	954720	4155	4/12/04	\$350,000	1120	840	8	1957	3	4000	0	0	1906 NE 73RD ST
4	954720	5040	3/18/04	\$420,000	1200	0	8	1931	3	3570	0	0	7310 16TH AV NE
4	288770	1041	6/16/04	\$369,000	1220	300	8	1950	3	5225	0	0	8039 20TH AV NE
4	288770	1580	3/31/03	\$383,000	1290	200	8	1930	3	3100	0	0	1618 NE 80TH ST
4	954720	1130	7/22/03	\$426,000	1290	0	8	1909	5	3570	0	0	6522 19TH AV NE
4	508140	0360	9/14/04	\$290,290	1300	0	8	1961	3	5610	0	0	7523 25TH AV NE
4	508140	0320	8/6/03	\$464,000	1360	950	8	2003	3	5000	0	0	7549 25TH AV NE
4	726620	0020	7/18/03	\$425,000	1480	120	8	1927	3	4720	0	0	7515 18TH AV NE
4	954720	3145	12/10/04	\$405,000	1480	600	8	1949	3	6120	0	0	1605 NE 73RD ST
4	952810	2770	2/18/04	\$342,500	1540	0	8	2000	3	2050	0	0	842 NE 67TH ST
4	954720	1635	8/16/04	\$491,000	1560	0	8	1929	4	5100	0	0	6815 20TH AV NE
4	318660	0130	4/28/04	\$458,200	1570	0	8	1930	3	4200	0	0	2012 NE 80TH ST
4	288770	1470	12/1/04	\$360,000	1570	0	8	1954	3	5890	0	0	1715 NE 82ND ST
4	288770	1095	12/14/04	\$579,000	1620	0	8	1930	4	3325	0	0	8048 18TH AV NE
4	318660	0100	10/9/03	\$534,000	1630	0	8	1930	4	4445	0	0	8101 21ST AV NE
4	682010	0145	12/2/03	\$459,950	1650	170	8	1931	4	5040	0	0	1519 NE 76TH ST
4	954720	4890	9/21/04	\$457,500	1700	200	8	1929	3	3774	0	0	7351 18TH AV NE
4	954720	4720	1/13/03	\$409,000	1730	0	8	1949	4	6120	4	0	1718 NE 73RD ST
4	954720	2515	5/28/03	\$465,000	1750	550	8	2002	3	3060	0	0	1518 NE 68TH ST
4	717220	0005	3/21/03	\$332,000	1750	0	8	1952	3	7773	0	0	7556 20TH AV NE
4	288770	0921	8/13/03	\$485,000	1760	550	8	1929	4	3800	0	0	8032 19TH AV NE
4	052504	9118	10/12/04	\$439,000	1770	0	8	1925	4	3344	0	0	1326 NE 68TH ST

Improved Sales Used in this Annual Update Analysis
Area 44
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
4	052504	9150	10/23/03	\$470,000	1800	0	8	1926	4	4080	0	0	1311 NE 70TH ST
4	954720	4265	5/4/04	\$560,000	1810	250	8	1941	4	5100	0	0	7346 19TH AV NE
4	954720	4570	11/9/04	\$500,000	1920	0	8	1929	3	3690	0	0	7352 18TH AV NE
4	288770	3066	9/7/04	\$650,000	2000	0	8	2001	3	3800	0	0	7708 16TH AV NE
4	954720	0900	10/20/03	\$495,100	2030	500	8	1910	4	4080	0	0	6550 18TH AV NE
4	954720	2320	5/12/03	\$507,500	2060	0	8	1922	4	4590	0	0	6836 16TH AV NE
4	954720	1870	5/19/04	\$565,000	2070	400	8	1926	4	4590	0	0	6827 19TH AV NE
4	954720	0930	8/30/04	\$740,000	2130	940	8	1915	5	4080	0	0	6557 19TH AV NE
4	365870	0760	9/10/04	\$487,500	2140	1050	8	1924	5	4590	0	0	1202 NE 68TH ST
4	682010	0130	5/6/03	\$525,000	2180	280	8	1931	5	5040	0	0	1527 NE 76TH ST
4	954720	0630	10/9/03	\$540,000	2390	140	8	1926	4	6120	0	0	6542 17TH AV NE
4	318810	0250	11/16/04	\$665,000	2530	0	8	2002	3	6044	0	0	2209 NE 82ND ST
4	318810	0250	6/11/03	\$525,000	2530	0	8	2002	3	6044	0	0	2209 NE 82ND ST
4	288770	0775	12/9/03	\$609,995	2640	660	8	2003	3	4275	0	0	8224 19TH AV NE
4	288770	1203	2/19/04	\$539,950	1970	0	9	2003	3	2869	0	0	8017 19TH AV NE
4	954720	3815	11/5/03	\$725,000	2760	480	9	2002	3	6120	0	0	7025 19TH AV NE
4	682010	0225	4/21/04	\$732,450	2270	1070	10	2003	3	5702	0	0	1534 NE 76TH ST
4	682010	0230	4/21/04	\$720,000	2310	1070	10	2003	3	5702	0	0	1540 NE 76TH ST
6	082504	9101	5/25/04	\$239,000	680	0	5	1907	3	3276	0	0	5619 BROOKLYN AV NE
6	358950	0210	11/16/04	\$289,000	850	0	5	1905	3	3737	0	0	5516 11TH AV NE
6	286210	0841	8/4/03	\$210,000	870	0	5	1910	3	2499	0	0	810 NE 50TH ST
6	286210	0477	8/8/03	\$277,500	730	200	6	1921	4	2960	0	0	815 NE 55TH ST
6	192830	0990	9/18/03	\$222,500	740	0	6	1916	3	3876	0	0	846 NE 59TH ST
6	192830	0865	3/7/03	\$263,500	770	200	6	1916	3	4080	0	0	830 NE 59TH ST
6	082504	9005	11/29/04	\$230,000	790	250	6	1903	3	3200	0	0	5513 11TH AV NE
6	192830	0555	1/23/04	\$250,000	810	0	6	1910	4	4000	0	0	812 NE 55TH ST
6	881640	0885	4/4/03	\$269,900	820	0	6	1912	3	1480	0	0	1309 NE 55TH ST
6	192830	0449	11/9/04	\$300,000	830	470	6	1924	3	2800	0	0	5517 8TH AV NE
6	286210	0297	4/28/04	\$284,500	830	0	6	1922	3	2701	0	0	704 NE 53RD ST
6	082504	9097	7/16/03	\$235,000	850	500	6	1900	3	3740	0	0	5614 BROOKLYN AV NE
6	082504	9012	7/28/04	\$326,500	880	0	6	1908	3	3360	0	0	5623 BROOKLYN AV NE

Improved Sales Used in this Annual Update Analysis
Area 44
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
6	881640	0895	8/26/04	\$249,900	880	0	6	1911	3	1440	0	0	1305 NE 55TH ST
6	547980	0005	5/14/04	\$355,000	910	300	6	1913	3	4080	0	0	832 NE 56TH ST
6	286210	0670	6/18/04	\$380,000	990	900	6	1918	3	4625	0	0	5022 9TH AV NE
6	286210	0235	3/5/04	\$233,000	990	0	6	1921	3	2800	0	0	615 NE 55TH ST
6	286210	0275	7/14/03	\$299,000	1010	360	6	1923	3	4280	0	0	5320 7TH AV NE
6	522630	0190	5/17/04	\$364,500	1100	0	6	1906	3	4120	0	0	5636 BROOKLYN AV NE
6	192830	0447	8/20/03	\$242,000	1200	0	6	1981	3	4284	0	0	735 NE 56TH ST
6	881740	0210	9/25/03	\$325,000	1260	200	6	1906	4	4240	0	0	5247 BROOKLYN AV NE
6	674670	0490	5/1/03	\$305,000	1370	650	6	1908	3	3000	0	0	5227 12TH AV NE
6	881740	0190	5/14/04	\$365,000	1600	0	6	1906	3	2342	0	0	5269 BROOKLYN AV NE
6	567650	0070	6/23/04	\$355,950	1620	0	6	1916	3	3880	0	0	838 NE 57TH ST
6	286210	0296	7/2/04	\$295,000	670	150	7	1922	3	2701	0	0	708 NE 53RD ST
6	192830	0415	3/16/04	\$300,000	810	270	7	1923	3	4300	0	0	752 NE 56TH ST
6	674670	1885	4/1/04	\$305,000	860	320	7	2002	3	1722	0	0	5223 A 11TH AV NE
6	674670	1885	3/6/03	\$257,050	860	320	7	2002	3	1722	0	0	5223 A 11TH AV NE
6	286210	0356	5/9/03	\$279,950	880	200	7	1922	5	2960	0	0	719 NE 55TH ST
6	286210	0255	6/10/04	\$379,500	890	440	7	1918	4	4280	0	0	5338 7TH AV NE
6	192830	0710	2/12/04	\$318,000	910	0	7	1926	3	3570	0	0	828 NE 57TH ST
6	922240	0950	4/5/03	\$250,000	910	0	7	1922	3	3150	0	0	712 NE 60TH ST
6	567650	0080	4/20/04	\$400,000	950	300	7	1919	3	3153	0	0	832 NE 57TH ST
6	179750	1230	5/27/04	\$355,000	960	0	7	1920	3	4000	0	0	5638 11TH AV NE
6	192830	0925	2/13/04	\$310,000	970	0	7	1924	3	4080	0	0	821 NE 60TH ST
6	674670	1930	8/16/04	\$362,000	990	510	7	1916	4	3000	0	0	5245 11TH AV NE
6	179750	1220	9/9/03	\$357,000	1000	480	7	1920	5	4000	0	0	5646 11TH AV NE
6	192830	0950	9/26/03	\$289,500	1010	330	7	1914	3	3774	0	0	907 NE RAVENNA BL
6	286210	0240	9/17/03	\$225,000	1020	0	7	1928	3	2800	0	0	5345 7TH AV NE
6	088900	0102	10/23/03	\$318,450	1060	0	7	1909	3	4280	0	0	4715 8TH AV NE
6	286210	0915	6/4/03	\$275,000	1090	200	7	1923	3	4280	0	0	5046 7TH AV NE
6	192830	0480	10/25/04	\$295,000	1090	0	7	1926	3	3876	0	0	739 NE 56TH ST
6	871460	0135	5/19/03	\$275,000	1130	0	7	1911	3	4120	0	0	5518 BROOKLYN AV NE
6	082504	9065	4/7/03	\$310,000	1150	0	7	1918	3	3960	0	0	5610 BROOKLYN AV NE

Improved Sales Used in this Annual Update Analysis
Area 44
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
6	674670	1886	3/6/03	\$261,000	1160	320	7	2002	3	1338	0	0	5223 B 11TH AV NE
6	179750	1255	11/15/04	\$445,000	1190	860	7	1913	4	3500	0	0	5645 12TH AV NE
6	567650	0035	10/19/04	\$372,500	1210	0	7	1906	3	3492	0	0	837 NE 58TH ST
6	082504	9094	11/17/03	\$299,000	1210	150	7	1905	3	3901	0	0	5611 BROOKLYN AV NE
6	522630	0220	7/7/04	\$475,100	1220	1050	7	1909	5	3320	0	0	5643 BROOKLYN AV NE
6	674670	1870	5/13/03	\$368,000	1250	700	7	1902	3	3000	0	0	5213 11TH AV NE
6	179750	1065	1/23/03	\$370,000	1260	170	7	1918	3	4000	0	0	1011 NE RAVENNA BL
6	881640	0875	10/27/03	\$325,000	1270	0	7	1905	3	4120	0	0	5260 BROOKLYN AV NE
6	192830	0705	10/18/04	\$317,000	1270	0	7	1924	3	3876	0	0	820 NE 57TH ST
6	674670	0515	6/21/04	\$425,000	1310	650	7	1924	3	3000	0	0	5243 12TH AV NE
6	533520	0220	7/28/04	\$350,000	1310	430	7	1924	3	3120	0	0	4734 9TH AV NE
6	674670	1884	2/23/04	\$350,000	1320	280	7	2002	3	1427	0	0	5225 A 11TH AV NE
6	674670	1884	2/25/03	\$299,950	1320	280	7	2002	3	1427	0	0	5225 A 11TH AV NE
6	674670	1883	2/3/03	\$294,950	1320	280	7	2002	3	1426	0	0	5225 B 11TH AV NE
6	192830	0360	10/21/03	\$310,000	1330	0	7	1927	3	4080	0	0	743 NE 59TH ST
6	088900	0030	3/10/04	\$289,000	1370	0	7	1901	3	4180	0	0	4709 9TH AV NE
6	088900	0115	4/7/04	\$324,500	1380	0	7	1909	3	2800	0	0	712 NE 47TH ST
6	179750	1270	9/15/04	\$445,000	1460	200	7	1909	5	4000	0	0	5657 12TH AV NE
6	192830	0935	11/3/04	\$440,000	1480	300	7	1923	3	4080	0	0	809 NE 60TH ST
6	358950	0165	11/24/03	\$305,950	1480	0	7	1907	3	3000	0	0	5610 11TH AV NE
6	533520	0210	1/24/03	\$325,000	1530	0	7	1908	4	4500	0	0	4730 9TH AV NE
6	881740	0185	6/15/04	\$382,500	1540	0	7	1909	3	1916	0	0	1215 NE 55TH ST
6	358950	0040	4/9/04	\$429,950	1560	0	7	1924	3	3900	0	0	5606 12TH AV NE
6	192830	1055	4/22/04	\$381,000	1560	900	7	1925	3	4080	0	0	836 NE 58TH ST
6	358950	0060	7/1/03	\$411,000	1560	0	7	1911	4	4500	0	0	5618 12TH AV NE
6	179750	1190	11/12/03	\$391,000	1620	890	7	1919	3	5269	0	0	1107 NE RAVENNA BL
6	006900	0030	9/11/03	\$446,000	1630	0	7	1909	3	4400	0	0	5507 12TH AV NE
6	881240	1430	6/30/03	\$335,000	1630	500	7	1921	3	4280	0	0	4716 7TH AV NE
6	192830	0685	11/11/03	\$400,000	1660	0	7	1915	3	4636	0	0	815 NE 57TH ST
6	674670	0550	12/5/04	\$398,800	1700	500	7	1913	3	4000	0	0	5265 12TH AV NE
6	881640	0840	9/10/04	\$400,000	1740	0	7	1909	3	4120	0	0	5232 BROOKLYN AV NE

Improved Sales Used in this Annual Update Analysis
Area 44
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
6	674670	1860	7/29/04	\$464,000	1770	910	7	1922	3	3916	0	0	5211 11TH AV NE
6	286210	0910	6/11/04	\$365,000	1780	1100	7	1925	3	4280	0	0	5050 7TH AV NE
6	358950	0075	10/28/03	\$383,500	1800	660	7	1990	3	3000	0	0	5630 12TH AV NE
6	179750	1060	3/4/04	\$417,000	1810	1180	7	1918	5	4000	0	0	1015 NE RAVENNA BL
6	674670	0355	7/23/04	\$530,000	1880	480	7	1924	4	4500	0	0	5250 12TH AV NE
6	286210	0990	10/9/03	\$361,000	1920	590	7	1915	3	4280	0	0	5015 8TH AV NE
6	286210	0955	6/7/04	\$345,000	2000	700	7	1921	3	4280	0	0	5016 7TH AV NE
6	286210	0920	2/19/04	\$339,950	2120	0	7	1916	3	4280	0	0	5042 7TH AV NE
6	286210	0995	10/27/04	\$471,000	2120	1120	7	1915	5	4280	0	0	5019 8TH AV NE
6	088900	0105	7/20/04	\$663,000	2750	990	7	1909	4	2960	0	0	716 NE 47TH ST
6	192830	0435	6/3/04	\$335,640	980	0	8	1929	3	4300	0	0	746 NE 56TH ST
6	192830	0645	5/27/04	\$371,500	1260	220	8	1927	3	4080	0	0	824 NE 56TH ST
6	192830	0945	4/28/04	\$360,500	1510	420	8	1916	4	4500	0	0	921 NE RAVENNA BL

Improved Sales Removed from this Annual Update Analysis
Area 44
(1 to 3 Unit Residences)

SUB AREA	MAJOR	MINO R	SALE DATE	SALE PRICE	COMMENTS
1	064100	0043	5/8/03	\$690,000	UNFINISHED FLOOR AREA
1	092504	9318	5/15/03	\$95,000	QUIT CLAIM DEED; PARTIAL INTEREST (103, 102, ETC.)
1	179750	0435	5/21/04	\$330,000	UNFINISHED FLOOR AREA
1	179750	0555	3/3/03	\$290,000	DIAGNOSTIC OUTLIER
1	179800	0045	2/20/04	\$82,306	QUIT CLAIM DEED; RELATED PARTY, FRIEND, OR NEIGHBOR
1	179800	0121	10/16/03	\$130,000	QUIT CLAIM DEED; STATEMENT TO DOR; DOR RATIO
1	182480	0060	5/14/04	\$410,000	UNFINISHED FLOOR AREA
1	221800	0185	3/20/03	\$345,000	NON-REPRESENTATIVE SALE
1	221800	0260	7/18/03	\$71,020	QUIT CLAIM DEED; RELATED PARTY, FRIEND, OR NEIGHBOR
1	717370	0070	6/3/03	\$397,500	UNFINISHED FLOOR AREA
1	717370	0140	9/22/03	\$479,000	QUESTIONABLE DATA
1	717370	0350	9/13/04	\$300,000	TEAR DOWN
1	717480	0035	8/26/03	\$551,000	QUESTIONABLE DATA
1	717480	0345	5/27/03	\$450,000	NO MARKET EXPOSURE
1	717480	0345	9/27/04	\$504,582	LIMITED REPRESENTATION
1	861580	0390	5/23/03	\$82,540	QUIT CLAIM DEED; RELATED PARTY, FRIEND, OR NEIGHBOR
1	861580	0430	3/27/04	\$934,000	IMPROVEMENT COUNT
1	861580	0465	7/5/04	\$335,000	QUESTIONABLE PER SALES IDENTIFICATION
1	861580	0740	6/10/04	\$460,000	ACTIVE PERMIT BEFORE SALE >25K
1	882390	0010	10/6/03	\$400,000	UNFINISHED FLOOR AREA
1	882390	0065	2/25/03	\$324,900	IMPROVEMENT CHARACTERISTICS CHANGED SINCE SALE
1	882390	0220	10/17/03	\$580,000	QUESTIONABLE DATA; NO MARKET EXPOSURE
1	882390	0765	10/23/03	\$440,000	IMPROVEMENT CHARACTERISTICS CHANGED SINCE SALE
1	882390	0885	10/15/03	\$516,750	2005 VALUE CHANGED BY APPEAL
1	882390	1045	10/4/04	\$405,000	BANKRUPTCY - RECEIVER OR TRUSTEE
1	882390	1050	10/4/04	\$415,000	BANKRUPTCY - RECEIVER OR TRUSTEE
1	882390	1340	7/14/04	\$650,000	NO MARKET EXPOSURE
1	882490	0310	7/9/04	\$780,000	QUESTIONABLE DATA
1	882490	0315	10/22/04	\$340,000	RELATED PARTY, FRIEND, OR NEIGHBOR
1	882590	0120	6/18/04	\$132,429	QUIT CLAIM DEED; DOR RATIO
1	882590	0340	10/20/03	\$436,000	NON-REPRESENTATIVE SALE
1	882590	0700	7/1/03	\$765,000	DIAGNOSTIC OUTLIER
1	919120	0040	2/3/03	\$250,000	NON-REPRESENTATIVE SALE
4	000900	0050	10/1/03	\$20,571	QUIT CLAIM DEED; PARTIAL INTEREST (103, 102, ETC.)
4	000900	0310	2/25/03	\$285,000	RELATED PARTY, FRIEND, OR NEIGHBOR
4	052504	9078	5/27/03	\$375,000	QUESTIONABLE DATA
4	052504	9081	5/5/04	\$120,806	QUIT CLAIM DEED; DOR RATIO
4	052504	9152	7/19/04	\$325,000	NO MARKET EXPOSURE
4	109300	0015	4/26/04	\$332,500	OBSOLESCENCE
4	275470	0015	5/19/04	\$369,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
4	275520	0060	6/20/03	\$291,000	IMPROVEMENT COUNT
4	288770	0846	6/4/04	\$320,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
4	288770	1000	12/20/04	\$345,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
4	288770	1205	3/13/03	\$375,000	SEGREGATION AND/OR MERGER

Improved Sales Removed from this Annual Update Analysis
Area 44
(1 to 3 Unit Residences)

SUB AREA	MAJOR	MINOR	SALE DATE	SALE PRICE	COMMENTS
4	288770	1541	8/11/03	\$416,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
4	288770	2020	7/13/04	\$365,000	UNFINISHED FLOOR AREA
4	288770	3031	5/27/04	\$350,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
4	288770	3455	8/29/03	\$358,500	IMPROVEMENT CHARACTERISTICS CHANGED SINCE SALE
4	297980	1065	1/24/03	\$47,700	QUIT CLAIM DEED; RELATED PARTY, FRIEND, OR NEIGHBOR
4	314260	0075	8/22/03	\$80,586	QUIT CLAIM DEED; PARTIAL INTEREST (103, 102, ETC.)
4	318660	0035	5/20/03	\$245,000	QUESTIONABLE DATA
4	318660	0160	4/11/03	\$196,655	PARTIAL INTEREST (103, 102, ETC.); DOR RATIO
4	318660	0535	2/27/03	\$380,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
4	318660	0545	5/10/04	\$465,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
4	318710	0165	8/1/03	\$319,950	2005 VALUE CHANGED BY APPEAL
4	318810	0085	9/5/03	\$56,500	PARTIAL INTEREST (103, 102, ETC.)
4	365870	0720	1/9/03	\$317,500	BANKRUPTCY - RECEIVER OR TRUSTEE; OBSOLESCENCE
4	365870	0810	5/26/03	\$194,422	NO MARKET EXPOSURE
4	510140	0669	2/10/04	\$397,500	QUESTIONABLE DATA
4	510140	0760	9/24/03	\$190,000	NO MARKET EXPOSURE
4	510140	2075	1/27/04	\$345,000	QUESTIONABLE PER SALES IDENTIFICATION
4	671670	0105	1/13/04	\$180,000	PREVIOUS IMPROVEMENT <=10K
4	671670	0115	1/22/03	\$319,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
4	671670	0170	11/11/03	\$85,852	QUIT CLAIM DEED; PARTIAL INTEREST (103, 102, ETC.)
4	671670	0780	10/11/04	\$287,000	QUESTIONABLE DATA
4	681460	0015	11/29/04	\$378,000	QUESTIONABLE DATA
4	681460	0035	2/13/03	\$144,955	RELATED PARTY, FRIEND, OR NEIGHBOR
4	681460	0170	11/19/03	\$325,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
4	682010	0100	12/13/04	\$645,000	QUESTIONABLE DATA
4	716820	0055	12/14/04	\$148,800	RELATED PARTY, FRIEND, OR NEIGHBOR; DOR RATIO
4	717370	0660	12/1/03	\$375,000	QUESTIONABLE DATA
4	717530	0035	11/10/03	\$310,000	SEGREGATION AND/OR MERGER
4	717730	0655	12/14/04	\$200,000	NO MARKET EXPOSURE
4	717730	0665	10/14/04	\$252,500	SOLD AS FIXER
4	717730	0665	12/15/04	\$252,000	SOLD AS FIXER
4	721440	0045	6/14/04	\$365,000	OBSOLESCENCE
4	726620	0015	12/1/04	\$357,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
4	726620	0065	2/3/03	\$350,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
4	726620	0110	2/3/04	\$280,000	NON-REPRESENTATIVE SALE
4	726620	0110	9/1/04	\$515,000	PROPERTY ASSESSED IS DIFFERENT THAN PROPERTY SOLD
4	913710	1981	10/21/03	\$209,950	NO MARKET EXPOSURE
4	913710	2075	3/18/03	\$160,000	NO MARKET EXPOSURE
4	921540	0031	3/6/03	\$325,000	NON-REPRESENTATIVE SALE
4	952810	2655	12/2/03	\$330,000	QUESTIONABLE DATA
4	952810	2890	12/16/04	\$399,900	% COMPLETE; ACTIVE PERMIT BEFORE SALE >25K
4	952810	2890	1/15/04	\$270,000	TEAR DOWN; % COMPLETE
4	952810	2892	12/23/04	\$354,900	% COMPLETE
4	954720	2265	11/18/04	\$435,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
4	954720	2565	12/15/03	\$190,000	PREVIOUS IMPROVEMENT <=10K

Improved Sales Removed from this Annual Update Analysis
Area 44
(1 to 3 Unit Residences)

SUB AREA	MAJOR	MINO R	SALE DATE	SALE PRICE	COMMENTS
4	954720	3020	9/29/03	\$208,752	QUIT CLAIM DEED; RELATED PARTY, FRIEND, OR NEIGHBOR
4	954720	3060	8/3/04	\$649,000	QUESTIONABLE DATA
4	954720	3475	8/4/03	\$519,000	QUESTIONABLE DATA
4	954720	3535	3/3/03	\$50,922	RELATED PARTY, FRIEND, OR NEIGHBOR; STATEMENT TO DOR
4	954720	3845	10/24/03	\$132,188	QUIT CLAIM DEED; EXEMPT FROM EXCISE TAX
4	954720	4010	6/23/04	\$495,000	QUESTIONABLE DATA
4	954720	4060	7/13/03	\$12,358	RELATED PARTY, FRIEND, OR NEIGHBOR; OBSOLESCENCE
4	954720	4290	7/13/03	\$216,867	NO MARKET EXPOSURE
4	954720	4860	11/16/04	\$355,400	QUESTIONABLE DATA
4	954720	4860	7/10/04	\$275,000	SOLD AS IS
4	954720	4905	3/2/04	\$218,670	PARTIAL INTEREST (103, 102, ETC.); DOR RATIO
4	954720	4905	3/2/04	\$89,485	PARTIAL INTEREST (103, 102, ETC.); DOR RATIO
4	954720	4905	3/2/04	\$410,000	QUESTIONABLE PER SALES IDENTIFICATION
4	954720	5500	9/22/03	\$445,000	QUESTIONABLE DATA
6	006900	0045	8/11/04	\$340,000	IMPROVEMENT COUNT; BANKRUPTCY - RECEIVER OR TRUSTEE
6	088900	0095	3/12/04	\$345,292	EXEMPT FROM EXCISE TAX
6	179750	1170	1/28/04	\$410,000	BANKRUPTCY - RECEIVER OR TRUSTEE
6	192830	0880	5/11/04	\$237,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
6	192830	0910	1/8/03	\$330,000	QUESTIONABLE DATA
6	192830	1055	5/19/03	\$49,000	QUIT CLAIM DEED; RELATED PARTY, FRIEND, OR NEIGHBOR
6	192830	1080	10/1/03	\$286,500	QUESTIONABLE DATA
6	192830	1110	7/19/04	\$355,000	QUESTIONABLE DATA
6	286210	0235	3/5/04	\$233,000	RELOCATION - SALE BY SERVICE
6	286210	0487	6/21/04	\$319,000	QUESTIONABLE DATA
6	286210	0510	4/30/03	\$140,500	PARTIAL INTEREST (103, 102, ETC.); DOR RATIO
6	286210	0830	8/19/04	\$282,000	NON-REPRESENTATIVE SALE
6	358950	0195	7/6/04	\$478,000	IMPROVEMENT COUNT
6	358950	0205	9/13/04	\$265,000	LIMITED REPRESENTATION
6	567650	0060	8/26/03	\$265,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
6	674670	0470	8/13/03	\$355,000	BANKRUPTCY - RECEIVER OR TRUSTEE
6	674670	0525	4/4/04	\$264,000	DOR RATIO
6	674670	0630	9/22/04	\$415,000	DIAGNOSTIC OUTLIER
6	674670	1960	5/16/03	\$326,000	NO MARKET EXPOSURE
6	881240	1355	5/23/03	\$224,950	PREVIOUS IMPROVEMENT <=10K
6	881640	0860	7/12/04	\$235,755	NON-REPRESENTATIVE SALE
6	881640	0865	9/9/04	\$735,000	NO MARKET EXPOSURE
6	881740	0200	8/25/03	\$14,600	QUIT CLAIM DEED; PARTIAL INTEREST (103, 102, ETC.)



King County
Department of Assessments
King County Administration Bldg.
500 Fourth Avenue, ADM-AS-0708
Seattle, WA 98104-2384

(206) 296-5195 FAX (206) 296-0595
Email: assessor.info@metrokc.gov
www.metrokc.gov/assessor/

Scott Noble
Assessor

MEMORANDUM

DATE: January 31, 2005

TO: Residential Appraisers

FROM: Scott Noble, Assessor

SUBJECT: 2005 Revaluation for 2006 Tax Roll

The King County Assessor, as elected representative of the people of King County, is your client for the mass appraisal and summary report. The King County Department of Assessments subscribes to the Uniform Standards of Professional Appraisal Practice 2005. You will perform your appraisals and complete your summary mass appraisal reports in compliance with USPAP 2005. The following are your appraisal instructions and conditions:

1. You are to timely appraise the area or properties assigned to you by the revalue plan. The Departure Provision of USPAP may be invoked as necessary including special limiting conditions to complete the Revalue Plan.
2. You are to use all appropriate mass appraisal techniques as stated in USPAP, Washington State Law; Washington State Administrative Code, IAAO texts or classes.
3. The standard for validation models is the standard as delineated by IAAO in their Standard on Ratio Studies (approved 1999); and
4. Any and all other standards as published by the IAAO.
5. Appraise land as if vacant and available for development to its highest and best use [USPAP SR 6-2(i)]. The improvements are to be valued at their contribution to the total.
6. You must complete the revalue in compliance with all Washington and King County laws, codes and with due consideration of Department of Revenue guidelines. The Jurisdictional Exception is to be invoked in case USPAP does not agree with these public policies.

7. Physical inspections should be completed per the revaluation plan and statistical updates completed on the remainder of the properties as appropriate.
8. You must complete a written, summary, mass appraisal report for each area and a statistical update report in compliance with USPAP Standard 6.
9. All sales of land and improved properties should be validated as correct and verified with participants as necessary.
10. You must use at least two years of sales. No adjustments to sales prices shall be made to avoid any possibility of speculative market conditions skewing the basis for taxation.
11. Continue to review dollar per square foot as a check and balance to assessment value.
12. The intended use of the appraisal and report is the administration of ad valorem property taxation.
13. The intended users include the Assessor, Board of Equalization, Board of Tax Appeals, King County Prosecutor and Department of Revenue.
14. The land abstraction method should have limited use and only when the market indicates improved sales in a neighborhood are to acquire land only. The market will show this when a clear majority of purchased houses are demolished or remodeled by the new owner.
15. If "tear downs" are over 50% of improved sales in a neighborhood, they may be considered as an adjustment to the benchmark vacant sales. In analyzing a "tear down" ensure that you have accounted for any possible building value.

SN:swr